



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
October 7, 2009**

TO: Mayor and City Council
Planning Commission

FROM: Terry Blount, AICP, Planning Manager
Anjana Mepani, Associate Planner

SUBJECT: General Plan Housing Element Update — Policy Directions Report — City Council and Planning Commission Study Session

DATE: September 30, 2009

RECOMMENDATION:

Conduct preliminary discussion and provide direction for staff and the Housing Element Task Force regarding preparation of the Draft Housing Element.

BACKGROUND:

State law requires each city and county to adopt a general plan containing at least seven elements including a housing element. Rules regarding Housing Elements are found in California Government Code Sections 65580-65589. Housing Elements must be updated about every seven years. All Bay Area jurisdictions are currently in the process of updating their housing elements to comply with State law. Fortunately, the City is not starting this process from scratch. The City's current Housing Element was adopted in 2006 and certified by the State of California Department of Housing and Community Development (HCD). The current update builds upon the 2006 Housing Element as an important starting point.

In April 2009 the City Council authorized the creation of an 18-member Housing Element Task Force to provide guidance and technical assistance throughout the update process. The Task Force has met three times. Task Force meetings have also provided an opportunity for members of the public to offer comments and suggestions on the items being discussed.

In addition to the Task Force meetings, there have been a number of other opportunities for community members to provide input to the Housing Element update. The most prominent of these was a community workshop held on August 10, 2009 which provided the community a chance to ask questions and to offer direction for the Housing Element update. Additionally, there were a number of meetings which were tailored to reach out to specific stakeholder groups, with the goal of connecting with all segments of the population.

DISCUSSION:

As a result of community comments and Task Force discussion the attached Policy Directions Report has been prepared representing the preliminary directions expressed by the Task Force and intended for Planning Commission and City Council discussion. The report provides background information on the process, information on housing conditions and the City's Regional Housing Needs Allocation (RHNA), and preliminary directions on key issues. Also attached is a "Housing Element Overview" sheet that provides background on State law requirements, including recent laws enacted by the State that must be considered in the City's update.

Staff, consultant and several members of the Task Force will present an overview of the Policy Directions Report and background on State law requirements. Following any questions or clarification and community comments, staff recommends that the Planning Commission's and City Council's discussion focus on the following questions, with the pages in the report identified in italics:

- A. What should be the community's Vision for Housing in Martinez? *(pages 21-25)*
- B. What are the most effective strategies the City should pursue in addressing housing needs, including affordable housing needs, in Martinez? *(pages 26-28)*
- C. How can we provide adequate sites for a variety of housing needs in the community, including the City's Regional Housing Needs Allocation (RHNA)? *(pages 29-30)*
- D. How can we best address special housing needs in the community, such as housing needs for seniors, extremely low income persons and families, persons living with disabilities, etc.? *(pages 30-31)*
- E. How can the City best comply with State requirements to address housing needs of homeless persons and families? *(pages 32-34)*
- F. Are there any other directions for the Housing Element update that should be considered at this time? *(page 34)*

FISCAL IMPACT:

None.

ACTION:

Make preliminary recommendations based on the discussion regarding the update to the City's Housing Element (no formal vote is required).

ATTACHMENTS:

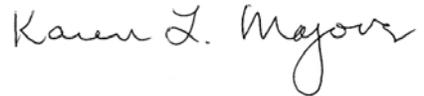
1. City of Martinez Housing Element Policy Directions Report
2. Housing Element Overview
3. Summary of Community Comments

APPROVED BY:



City Manager

APPROVED BY:



Assistant City Manager
Community & Economic Development



2009 – 2014
City of Martinez

Housing Element

Policy Directions Report

*Prepared for the October 7, 2009
Planning Commission/City Council
Study Session*

Section I

Overview

A Purpose of the Policy Directions Report



This report is intended to provide preliminary information on trends and key issues facing the community, and to provide preliminary policy directions as a basis for community discussion and direction. The directions contained in this report are based on community outreach activities conducted as part of the Housing Element update process

(August community workshop, and meetings with service providers, builders, business persons, and others in the community).

In addition, the policy directions reflect the discussion and directions of the City Council-appointed Housing Element Update Task Force. Specifically, this includes the *Working Vision for Housing in Martinez* developed by the Task Force, Task Force review of community comments, and Task Force policy directions. The policy directions at this point in the process are more general in nature and will be subject to community review at a joint work session of the City of Martinez Planning Commission and City Council. They will provide focus for preparing the City's Draft Housing Element later this year.

The key questions for community review and discussion posed in this report include:

- A. What should be the community's *Vision for Housing in Martinez*?
- B. What are the most effective strategies the City should pursue in addressing housing needs, including affordable housing needs, in Martinez?
- C. How can we provide adequate sites for a variety of housing needs in the community, including the City's Regional Housing Needs Allocation (RHNA)?

- D. How can we best address special housing needs in the community, such as housing needs for seniors, extremely low income persons and families, persons living with disabilities, etc.?
- E. How can the City best comply with State requirements to address housing needs of homeless persons and families?
- F. Are there any other directions for the Housing Element update that should be considered at this time?

B Purpose of the Housing Element

The Housing Element of the General Plan is a comprehensive statement by the City of Martinez of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in the Housing Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Housing Element identifies and analyzes housing needs, and resources and constraints to meeting those needs.

In accordance with State law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, the Housing Element should provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. The Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs.
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing.
- A housing action program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing action program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of low- and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and

improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Although the Housing Element must follow State law it is by nature a local document. The focus of the updated Housing Element is on the needs, desires and vision of Martinez residents.

C Process for Preparing the Policy Directions Report



In April, 2009 the Martinez City Council created an 18-member Housing Element Update Task Force to provide guidance and technical assistance throughout the update process. The Task Force has met three times, including the September

24, 2009 meeting to review a first draft of the Policy Directions Report. The initial focus of the Task Force meetings were to develop a *Working Vision for Housing in Martinez* and to analyze the current Housing Element. All of the Task Force meetings have been noticed on the City's website and open to the public. The meetings have provided an opportunity for members of the public to offer comments and suggestions for the items being discussed.

In addition to Task Force meetings, there were a number of other opportunities for community members to provide input to the Housing Element update. The most prominent of these was a community workshop held on August 10, 2009 which provided the community a chance to ask questions and to offer direction for the Housing Element update. Additionally, there were a number of meetings which were tailored to reach out to specific stakeholder groups, with the goal of connecting with all segments of the population. Staff and consultants met with:

- Main Street Martinez
- California Apartment Association
- Martinez Chamber of Commerce
- Contra Costa County Redevelopment Agency
- Builders/Contractors
- Developers (for profit and not for profit)

- Land Owners
 - Shelter, Inc
 - Contra Costa for Every Generation
 - Martinez Senior Center
 - RES SUCCESS
 - Interfaith Council of Contra Costa County
- CalWORKs - Contra Costa County

All these activities along with Housing Element Task Force discussion and technical analysis by City staff and the consultant, helped to identify key issues and strategic directions to pursue in the Housing Element update.

Key directions identified at community meetings covered the following topics, among others:

- Improve housing options and programs for seniors.
- Meet the need for emergency, supportive and transitional housing as required by recent state law changes.
- Promote smaller units, including second units.
- Update the City's General Plan to address development issues comprehensively.
- Identify select priority growth areas where housing, including affordable housing, will be encouraged through flexibility in parking, densities and other development standards.
- Support single family neighborhoods, protect amenities, and assure a high quality of life in the community.
- Promote sustainability, walkability and universal design.
- Encourage affordable housing and rental housing throughout the community.
- Consider a redevelopment agency.
- Identify ways to enhance the City's connection to the water.

The City recently adopted the Downtown Specific Plan in 2006 that defines future land uses and development opportunities in the downtown area. However, there are still some differences of opinion as to the future of downtown. Some comments during the Housing Element outreach focused on maintaining downtown's current character and looking for housing opportunities in other areas of the City; while other comments focused on enhancement of downtown as an opportunity area for increased densities, linkages with the water/marina, and future economic development beyond those established in the Downtown Specific Plan.

NOTE: Meeting summaries are available for all the meetings (see separate document entitled "Summary of Community Comments — September 2009").

D Next Steps in the Housing Element Update Process

Following review of the Policy Directions Report by the Task Force, community, Planning Commission and City Council, City staff and the consultant will prepare a Preliminary Draft Housing Element for review with the Task Force at a publicly noticed meeting. The Draft will then be reviewed at a public meeting with the Planning Commission and the City Council before it is sent to the California Department of Housing and Community Development (HCD) for their review and comment as required by State law. During that time the City will also conduct an environmental review of the Draft Housing Element as required under CEQA (the California Environmental Quality Act).

Once comments have been received from HCD the City will notify residents and will conduct public hearings before the Planning Commission and then the City Council prior to adoption of the updated Housing Element as part of the City of Martinez General Plan. At this point, it is anticipated that an updated Housing Element can be adopted by about April of 2010. The graphic below summarizes the remaining steps in the process.

Remaining Steps in the Process for Housing Element Adoption



Section II

Background

A Summary of Key Population, Housing, Income and Employment Trends

Population Trends

- The population of Martinez continues to grow but at a slower rate than Contra Costa County. The Association of Bay Area Governments (ABAG) projects the City of Martinez will grow five percent between 2010 and 2020 and six percent between 2020 and 2030. By comparison, the County population is projected to increase at a steady nine percent.
- Martinez's ethnic composition remains primarily Non-Hispanic White (58 percent) but there are signs the City is slowly becoming more diverse. Hispanic and Latino individuals now represent 18 percent of the population.
- The median age of the population is 41 years and rising. This is considerably higher than the countywide figure of 38 years. Compared to the County, Martinez has a lower percentage of persons under 21 and a higher percentage of individuals between the ages 35 and 54.
- Family households (households with related individuals) represented 64 percent of all households in Martinez in 2009, compared to 70 percent countywide. The City has a lower average household size than the County.

Income and Poverty

- Median household income in Martinez is \$79,230, slightly higher than the countywide figure. Median income has increased 26 percent since 2000.
- According to the 2000 Census, 5 percent of households in Martinez were below the poverty level. Groups disproportionately represented included female-headed households with children and African-American households.

Employment Trends

- Nearly three quarters of Martinez residents are employed in white collar industries (72 percent), though residents employed in the construction, transportation and service industries still constitute a significant proportion of the total population (28 percent). The proportion of residents employed by local, state or federal government is higher than at the county level.

- Between 2010 and 2020 Martinez jobs are projected to increase by 18 percent. Twenty percent of these new positions will be in health, educational and recreational services.

Special Housing Needs

- As the current population ages, Martinez will experience an increase in the number of older adults with special housing needs. The senior population is growing faster than the rest of the City, with 12 percent of the total population now aged over 65, compared to 10 percent in 2000.
- According to the 2000 Census, there are approximately 4,652 non-institutionalized persons over age 16 in Martinez with mobility and/or self-care limitations that might require special housing accommodations and supportive services, if not currently, then potentially at some future time.
- Female-headed householders represent 27 percent of all households in Martinez. Of these households, 988, or 26 percent, have children. In Martinez, female-headed households with children have the highest poverty rate (15 percent) of any sub-population group.
- Large family households (5 or more individuals) in Martinez represent approximately seven percent of all households. This is significantly lower than the proportion for Contra Costa County. Of these large family households, 79 percent were homeowners, while 21 percent were renters in 2000. Renters are more likely than homeowners to experience problems related to overpayment and overcrowding.
- No information is available from the 2000 Census to indicate the number of homeless individuals in Martinez. Countywide estimates range from 3,600 to 6,700.¹ There are approximately 5,000 persons in homeless programs in the County. With fewer than 200 beds available at County shelters, there is insufficient emergency shelter housing available for homeless within the City and the County.

Housing Characteristics

- Of the 14,637 housing units reported by the Census in 2000 for the City of Martinez, just over 98 percent were occupied. By comparison, 97 percent of the dwelling units countywide were occupied. Of the 14,359 occupied housing units in the City, 69 percent were owner-occupied and 31 percent were renter-occupied. The rental vacancy rate for Martinez was just under 1.9 percent, while the homeowner vacancy rate was 0.8 percent. Comparably, Contra Costa

¹ Based on estimates from Shelter, Inc., a homeless service provider, and Contra Costa County's Housing Division.

County experienced a 3.0 percent rental vacancy rate and a 1.1 percent homeowner vacancy rate.

- A sample survey of housing conditions conducted in 2004 and covering nearly 40 percent of the housing stock in older neighborhoods (most of the housing constructed prior to 1970) found that 31 percent of the housing units in these older areas of the City were in need of some form of repair or rehabilitation. It is estimated that no more than five percent of the housing units outside the survey area are likely to need rehabilitation.
- Applying the results of the housing conditions survey citywide, it is estimated that approximately 15 percent of the housing units in the City are in need of rehabilitation, with 0.1 percent of the units in need of replacement. Single-family units represented 63 percent of the total housing units in need of repair.
- The occurrence of overcrowding in housing units is substantially lower in Martinez than countywide. In 2000, the City experienced a three percent rate of overcrowding, with the majority of instances occurring in renter-occupied housing. Countywide, about eight percent of households lived in overcrowded conditions, with a majority of overcrowding also occurring in rental units.

Housing Costs and Affordability

- Rents in Martinez are generally below those established as fair market rents by HUD. Rents are generally equal to or less than those in surrounding communities.
- In early 2009, the median sales price of Martinez homes reached \$312,450, after falling steadily since 2006. Despite this, it is unlikely that there are housing units for sale in Martinez that are affordable to lower-income households.
- Among lower-income households 64 percent citywide are spending more than 30 percent of income on housing costs and 33 percent are spending more than half their income. Renters are more likely to be overpaying than home owners but rates of overpaying are high for all lower-income categories.

Population, Household and Jobs Projections (2000-2025)

Geographical Area	2000	2005	2010	2015	2020	2025	2005-2025 Change
Bay Area Regional Total							
Population	6,783,762	7,096,100	7,412,500	7,730,000	8,069,700	8,389,600	1,293,500
Households	2,466,020	2,583,080	2,696,580	2,819,030	2,941,760	3,059,130	476,050
Persons Per Household	2.69	2.69	2.69	2.59	2.56	2.54	-0.15
Employed Residents	3,452,117	3,225,100	3,511,600	3,774,900	4,080,900	4,353,400	1,128,300
Jobs	3,753,460	3,449,640	3,693,920	3,979,200	4,280,700	4,595,170	1,145,530
Employed Residents/Job	0.92	0.93	0.95	0.95	0.95	0.95	0.01
Contra Costa County							
Population	948,816	1,023,400	1,061,900	1,107,300	1,157,000	1,208,200	184,800
Households	344,129	368,310	385,400	405,420	425,480	446,590	78,280
Persons Per Household	2.72	2.75	2.73	2.70	2.69	2.68	-0.07
Employed Residents	461,992	459,600	495,300	533,300	580,100	621,900	162,300
Jobs	371,310	379,030	403,100	436,970	472,910	510,930	131,900
Employed Residents/Job	1.24	1.21	1.23	1.22	1.23	1.22	0.00
Percent of Bay Area Population	14.0%	14.4%	14.3%	14.3%	14.3%	14.4%	0.0%
Percent of Bay Area Jobs	9.9%	11.0%	10.9%	11.0%	11.0%	11.1%	0.1%
Martinez							
Population	42,061	43,300	44,500	45,800	4,700	48,300	5,000
Households	16,583	16,980	17,660	18,340	18,970	19,660	2,680
Persons Per Household	2.45	2.46	2.44	2.41	2.40	2.38	-0.08
Employed Residents	22,633	21,520	22,980	24,420	26,150	27,560	6,040
Jobs	21,250	22,000	23,330	25,630	27,560	29,820	7,820
Employed Residents/Job	1.07	0.98	0.98	0.95	0.95	0.92	-0.05
Percent of County Population	4.4%	4.2%	4.2%	4.1%	4.1%	4.0%	-0.2%
Percent of County Jobs	5.7%	5.8%	5.8%	5.9%	5.8%	5.8%	0.0%

Source: ABAG Projections '2007

Jobs Projections by Type of Job (2000-2025)

Geographical Area	2000	2005	2010	2015	2020	2025	2005-2025 Change
Bay Area Regional Total							
Agriculture and Natural Resources Jobs	24,470	24,170	24,520	24,870	25,070	25,270	1,100
Manufacturing, Wholesale and Transportation Jobs	863,420	709,380	740,960	780,680	823,110	867,490	158,110
Retail Jobs	402,670	367,680	392,400	422,880	455,450	489,510	121,830
Financial and Professional Services Jobs	851,610	780,160	740,960	780,680	823,110	867,490	87,330
Health, Educational and Recreational Service Jobs	1,056,030	1,055,010	1,142,400	1,239,920	1,343,550	1,452,070	397,060
Other Jobs	555,260	513,240	552,480	597,050	642,970	690,370	177,130
Total Jobs	3,753,460	3,449,640	3,693,920	3,979,200	4,280,700	4,595,170	1,145,530
Contra Costa County							
Agriculture and Natural Resources Jobs	2,550	2,550	2,550	2,550	2,550	2,550	0
Manufacturing, Wholesale and Transportation Jobs	56,110	52,730	54,300	57,970	61,920	65,940	13,210
Retail Jobs	46,720	46,890	49,350	53,310	57,710	62,460	15,570
Financial and Professional Services Jobs	89,510	88,510	94,510	103,510	112,560	122,160	33,650
Health, Educational and Recreational Service Jobs	115,930	125,740	135,720	147,670	160,470	173,980	48,240
Other Jobs	60,490	62,610	66,670	71,960	77,700	83,840	21,230
Total Jobs	371,310	379,030	403,100	436,970	472,910	510,930	131,900
Martinez							
Agriculture and Natural Resources Jobs	130	130	120	120	130	120	-10
Manufacturing, Wholesale and Transportation Jobs	3,750	3,530	3,600	3,860	4,050	4,310	780
Retail Jobs	1,520	1,540	1,620	1,780	1,920	2,080	540
Financial and Professional Services Jobs	2,640	2,660	2,860	3,230	3,540	3,890	1,230
Health, Educational and Recreational Service Jobs	6,830	7,470	8,080	8,940	9,670	10,510	3,040
Other Jobs	6,380	6,670	7,050	7,700	8,250	8,910	2,240
Total Jobs	21,250	22,000	23,330	25,630	27,560	29,820	7,820

Source: ABAG Projections '2007

B Future Housing Needs (RHNA)

The Association of Bay Area Governments — ABAG — develops a Regional Housing Need Allocation (RHNA) to distribute the region’s share of the statewide need to the cities and counties within the region. The RNHA is for the 2007 — 2014 time period, and is broken into overall need and, within the overall need, housing needs for various income levels in the City.

In developing the method for distributing the latest regional housing needs, the Association of Bay Area Governments gave increased weight to areas along major transit corridors and where there are a high number of existing jobs as well as employment growth. The new method is intended to allocate fewer units to outlying areas to reduce development pressures on agricultural lands and areas further from job centers. This new approach has resulted in a lower “fair share” housing need for Martinez (reduced from 1,341 units during the 1999-2006 planning period to 1,060 units during the 2007-2014 planning period). Other regional benefits of this approach include reduced vehicle miles traveled, and reduced green house gas emissions. A comparison of the last two RNHA allocations for Martinez are shown below.

City of Martinez Regional Housing Needs Allocation (1999-2006 and 2007-2014)

Income Level	1999-2006		2007-2014	
	Units	Percent	Units	Percent
Very Low	248	18%	261	25%
Low	139	10%	166	16%
Moderate	341	25%	179	17%
Above Moderate	613	46%	454	43%
Total	1,341	100%	1,060	100%

Source: Association of Bay Area Governments

As shown above, approximately 41 percent of the RHNA is required to be affordable to low and very low income households. The State limits for the extremely low, low, very low, and moderate-income categories are derived from the income limits updated annually by the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD). The income limits are based on the median income for the County and are adjusted for household size. Extremely low income is defined as households earning less than 30% of County median income. Very low income are households earning less than 50% of the median income. Low income are households earning 50-80% of the median income. Moderate income are households earning 80-120% of the median income. In 2009 the median income for a family of four is \$89,300 in Contra Costa County. Below is a summary of income levels, based on household size, for Contra Costa County.

ABAG Regional Housing Needs Allocation (RHNA) for Contra Costa County 2007 - 2014

Jurisdiction	ELI**	Very Low Income	Low Income	Subtotal Lower Income	Moderate Income	Above Moderate Income	Total Units	Default Density Req.***
Antioch	258	516	339	855	381	1,046	2,282	30/ac
Brentwood	359	717	435	1,152	480	1,073	2,705	30/ac
Clayton	25	49	35	84	33	34	151	20/ac
Concord	320	639	426	1,065	498	1,480	3,043	30/ac
Danville	98	196	130	326	146	111	583	30/ac
El Cerrito	47	93	59	152	80	199	431	20/ac
Hercules	72	143	74	217	73	163	453	20/ac
Lafayette	57	113	77	190	80	91	361	20/ac
Martinez	131	261	166	427	179	454	1,060	30/ac
Moraga	37	73	47	120	52	62	234	20/ac
Oakley	110	219	120	339	88	348	775	30/ac
Orinda	35	70	48	118	55	45	218	20/ac
Pinole	42	83	49	132	48	143	323	20/ac
Pittsburg	161	322	223	545	296	931	1,772	30/ac
Pleasant Hill	80	160	105	265	106	257	628	30/ac
Richmond	196	391	339	730	540	1,556	2,826	30/ac
San Pablo	11	22	38	60	60	178	298	30/ac
San Ramon	587	1,174	715	1,889	740	834	3,463	30/ac
Walnut Creek	228	456	302	758	374	826	1,958	30/ac
Unincorporated	408	815	598	1,413	687	1,408	3,508	30/ac
Total County	3,256	6,512	4,325	10,837	4,996	11,239	27,072	
Percent	12.0%	24.1%	16.0%	40.0%	18.5%	41.5%	100.0%	

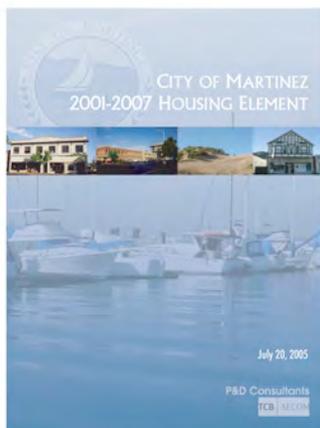
**ELI are Extremely Low Income households or individuals. The need equals 50% of the Very Low Income Need

***Required per AB 2348 — Default density on sites appropriate for Lower Income housing (see subtotal above)

Source: Association of Bay Area Governments (May, 2008)

http://www.abag.ca.gov/planning/housingneeds/pdfs/Final_RHNA.pdf

C Summary of the City's Current Housing Element (Adopted 2005)



The City's current Housing Element provides a strong starting point for this update. The Martinez Housing Element was adopted by the City Council in 2005 and certified by HCD. The City's current Housing Element not only responds to State law requirements, but also contains a number of community-based strategies. One of the most important has been continued collaboration and coordination with Contra Costa County and its Housing Division, which administers housing rehabilitation, homebuyer assistance, emergency shelter and services, multi-family housing, and other programs that are available to residents and developers in the City of Martinez. Although the City is not directly

involved in administering these programs, it can make residents, developers, and affordable housing providers aware of County programs, provide referral services, and provide assistance in accessing these programs.

Another local strategy has been adoption of planning policies and regulatory incentives to encourage the production of housing, particularly affordable housing for low and moderate income households. This strategy has been implemented in part through the preparation of the Downtown Specific Plan, which was adopted in 2006.

Other local strategies have included: (1) identification and periodic updating of a land inventory; (2) working more pro-actively with developers and affordable housing providers to identify appropriate sites for housing and regulatory changes (such as rezoning) that may be needed to facilitate housing production; (3) assisting affordable housing providers in assembling demographic, environmental, and other information necessary for County, state, or federal funding applications; (4) using the tools available under State law to expedite environmental review of development proposals; (5) participating in the East Bay Delta First-Time Homebuyer's Program; (6) seeking federal "brownfields" funds to pay for clean-up of sites with re-use potential; (7) participating in the Contra Costa Housing Trust Fund; and, (8) assisting affordable housing providers in accessing funding under the Federal Home Loan Bank Board's Affordable Housing Program.

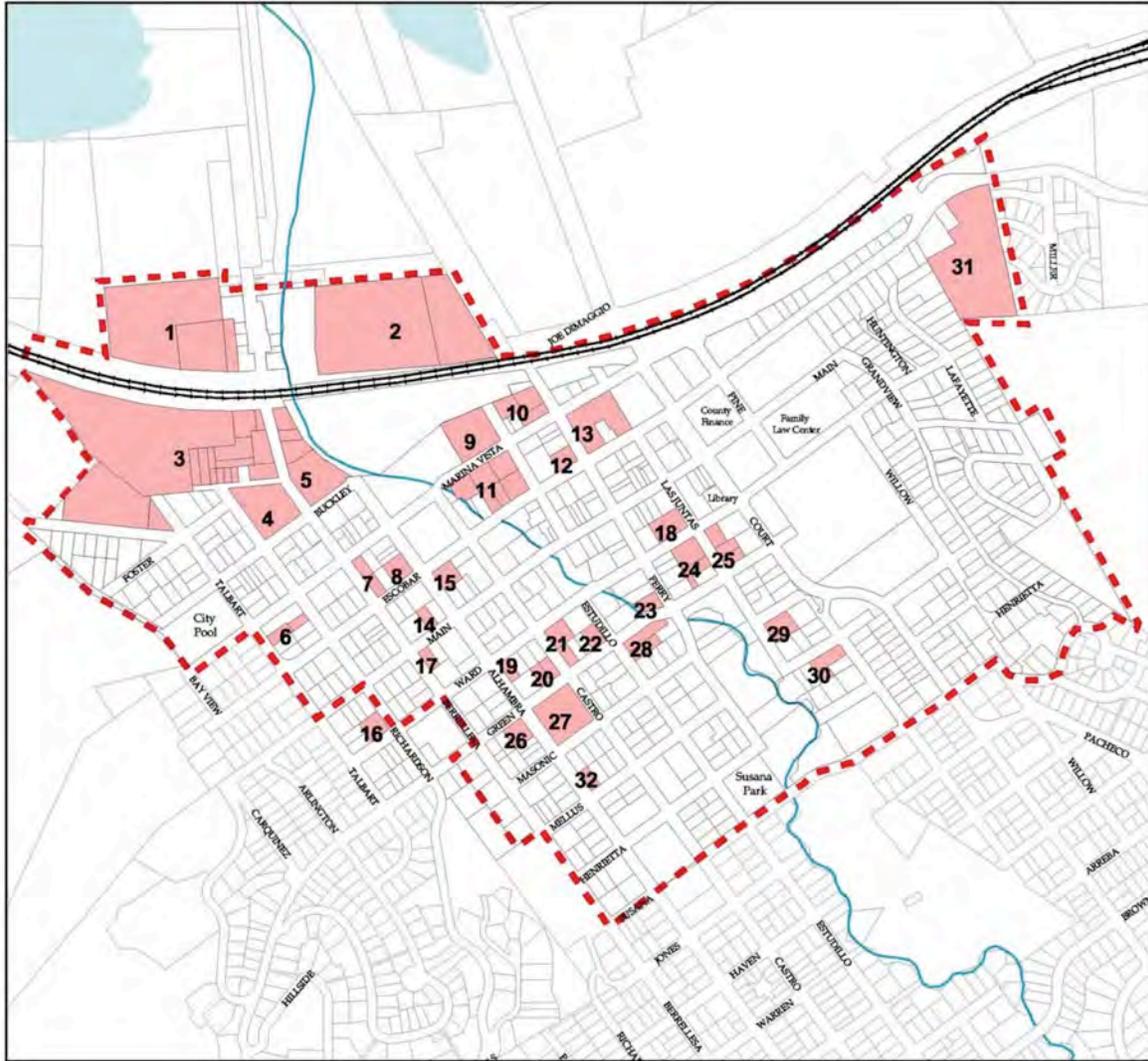
In the introduction to the City's housing programs, the 2005 Housing Element concluded that "Martinez was unable to implement, or fully implement, many of the programs contained in the 1993 Housing Element. The City's staffing, financial, and other resources — and its ability to directly provide housing programs and services — are still quite limited. For these reasons, this updated Housing Element focuses on fewer programs that the City believes have a higher probability of success." In general, the same conclusion can be reached today. One of the challenges of the 2007-2014 Housing Element will be to strive for a "best effort" in accomplishing Housing Element objectives, while at the same time making sure the objectives are effective, realistic and achievable.

D Potential Housing Sites

Housing Element law requires that the City inventory vacant and underdeveloped sites, as well as sites with known potential for redevelopment which are available for housing development. The City has an obligation to identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to encourage the development of housing consistent with City “fair share” regional need numbers.

To determine whether a site is truly “available for development”, the element must indicate the zoning, whether the site is sufficiently served by public facilities such as sewer and water, the slope and topography and whether there are environmental barriers to development, such as wetlands. The inventory should include density ranges for all residential land use. The analysis of zoning should consider historical land use patterns, densities and indicated trends, and whether sites are developable “by right” meaning the use doesn’t require a conditional use permit. The analysis should specify the availability of water, sewer, transportation and other infrastructure for sites in each category. Finally, this section should describe the potential for mixed use zoning.

The City conducted an analysis of vacant and underutilized sites based on County Assessor parcel data, field surveys, and site analyses prepared for the Downtown Specific Plan. The focus of the land inventory analysis was on vacant and underutilized residential, commercial, and industrial parcels that could accommodate additional housing to meet the City’s share of regional housing needs for low- and moderate income households. The maps on the following pages generally identify potential housing sites in Martinez.



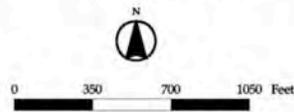
LEGEND

- Study Area
- Alhambra Creek
- Rail Road
- Opportunity Sites

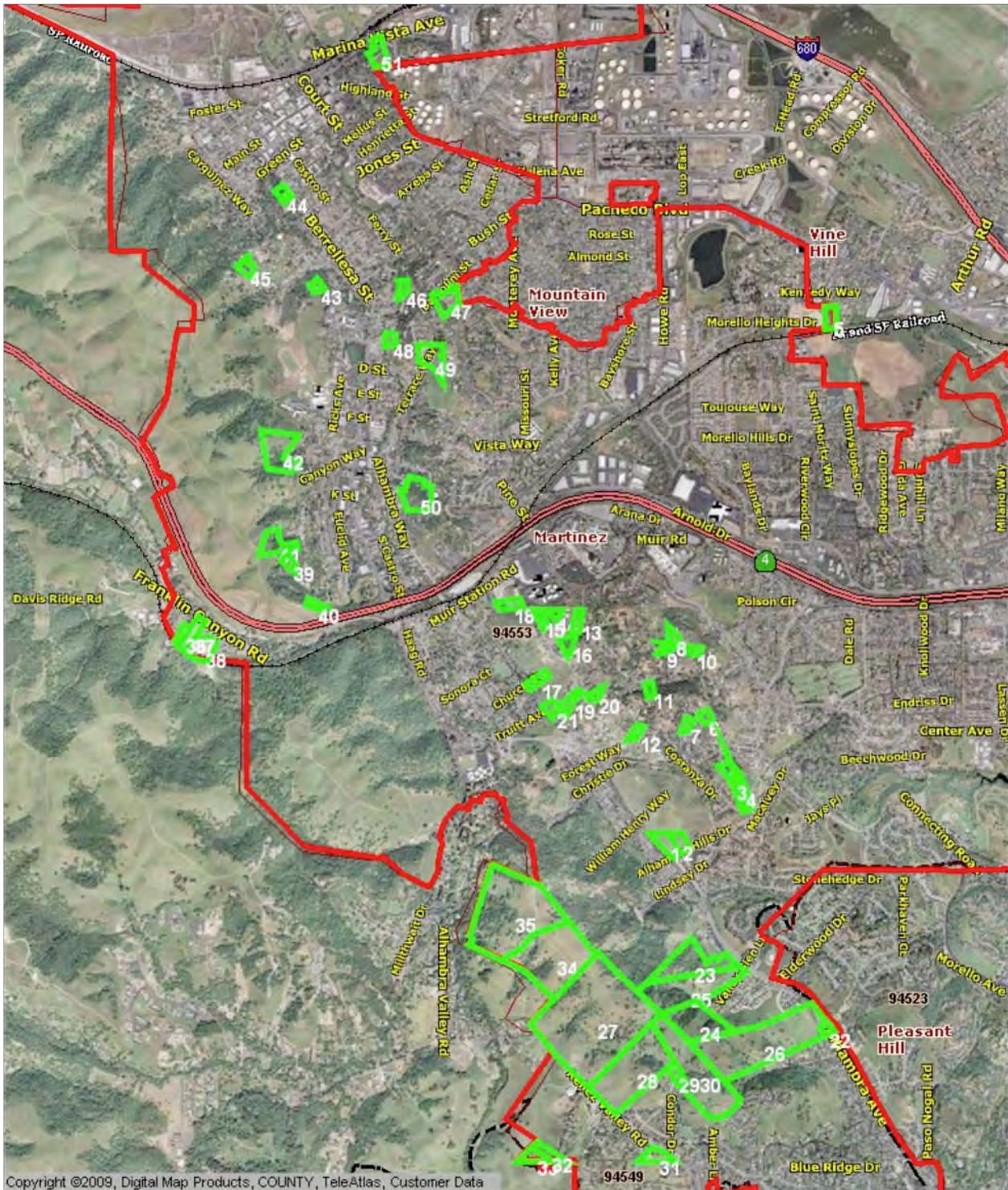
* Due to boundary adjustment, Opportunity Site 16 was removed from the final Specific Plan Area.

Fig. C-1 OPPORTUNITY SITES

Downtown Martinez Specific Plan
Martinez, California



Galton Associates
PLANNING ARCHITECTURE
LANDSCAPE ARCHITECTURE
10000
Berkeley, California
City of Martinez, California



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Vacant Sites Large Lots

City of Martinez Housing Element Update Sites Inventory

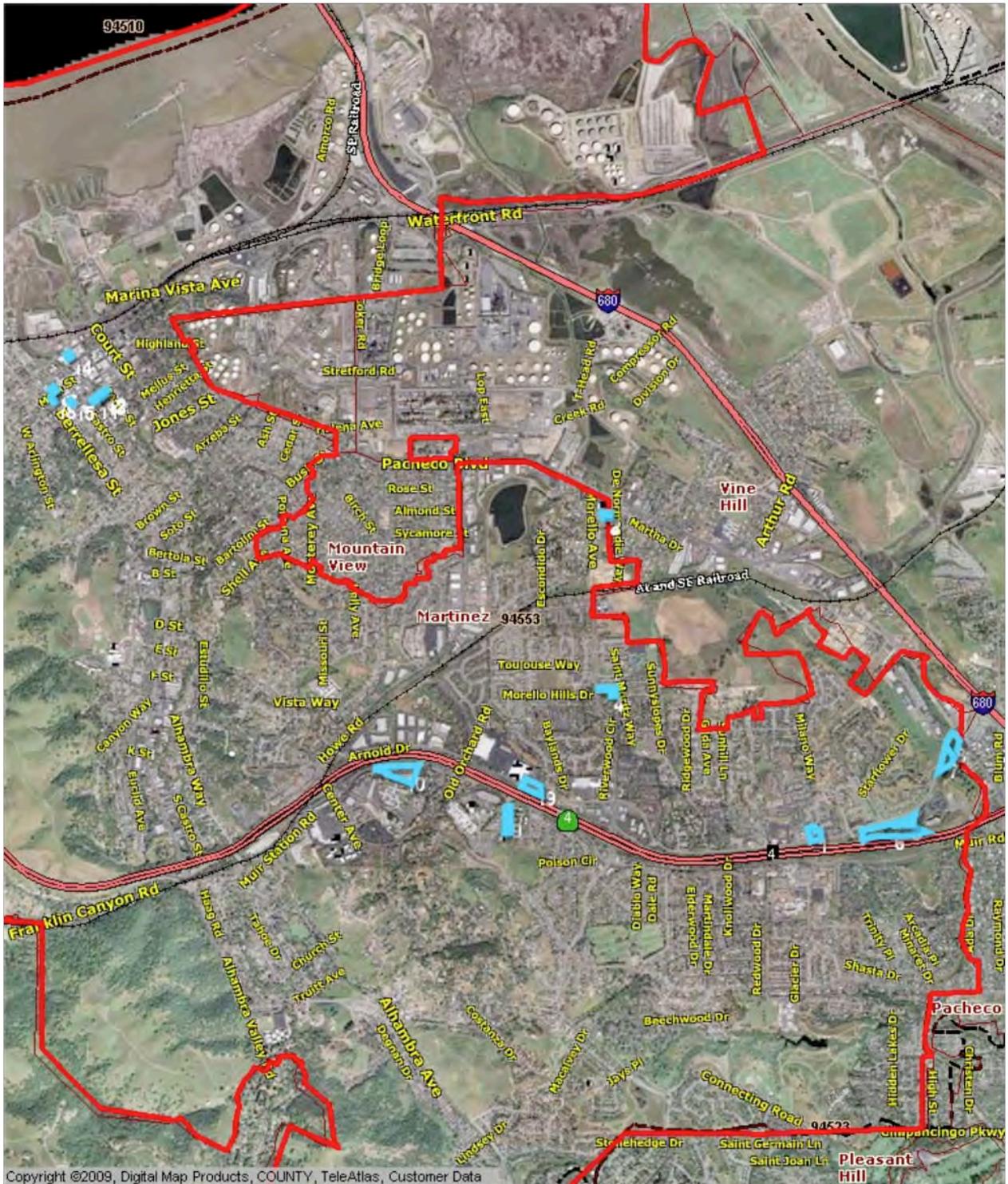


1" = 2500'



CityGIS

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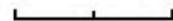


Vacant Mixed Use Sites

City of Martinez Housing Element Update Sites Inventory

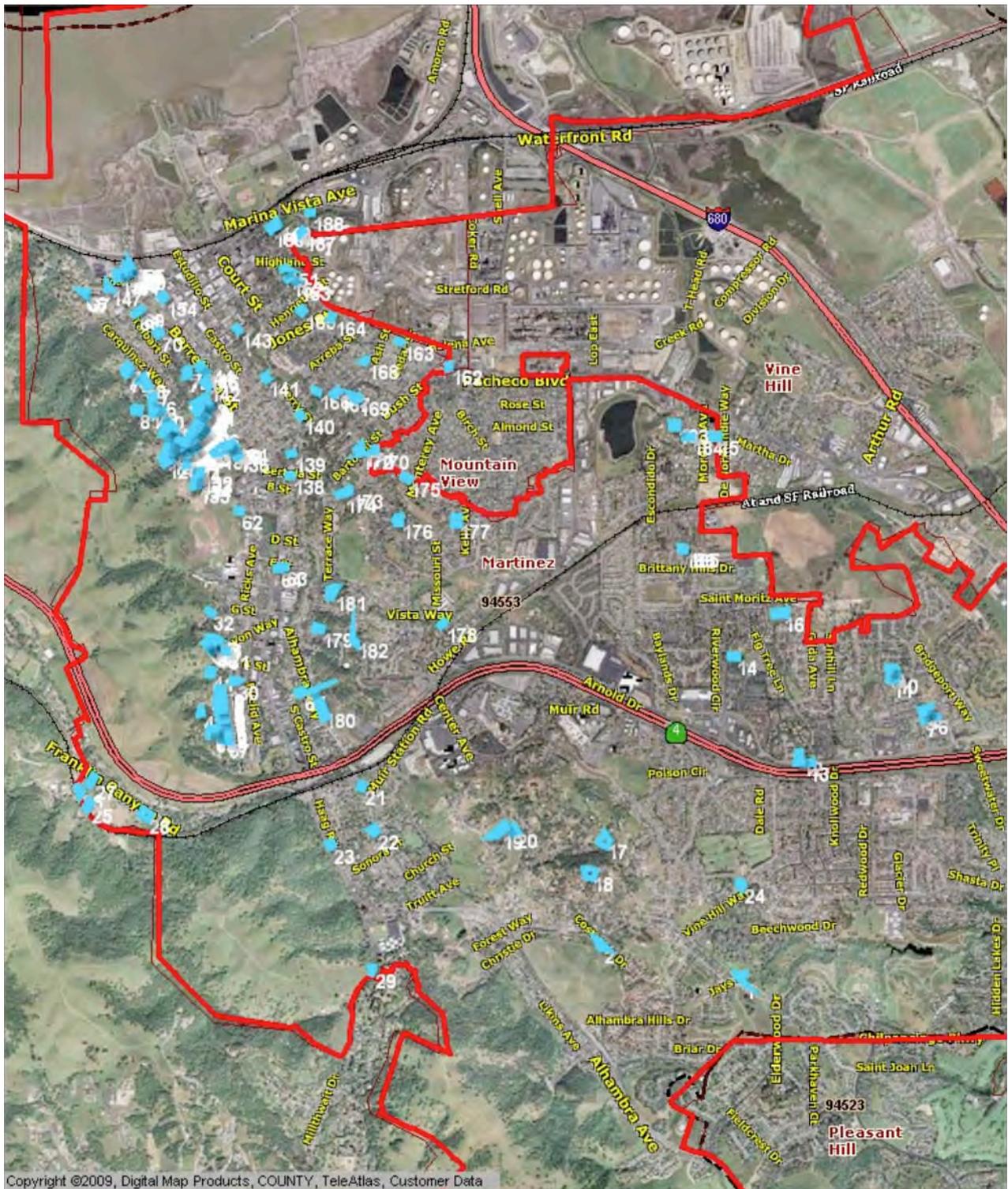


1" = 2458'



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Vacant Sites Small Lots

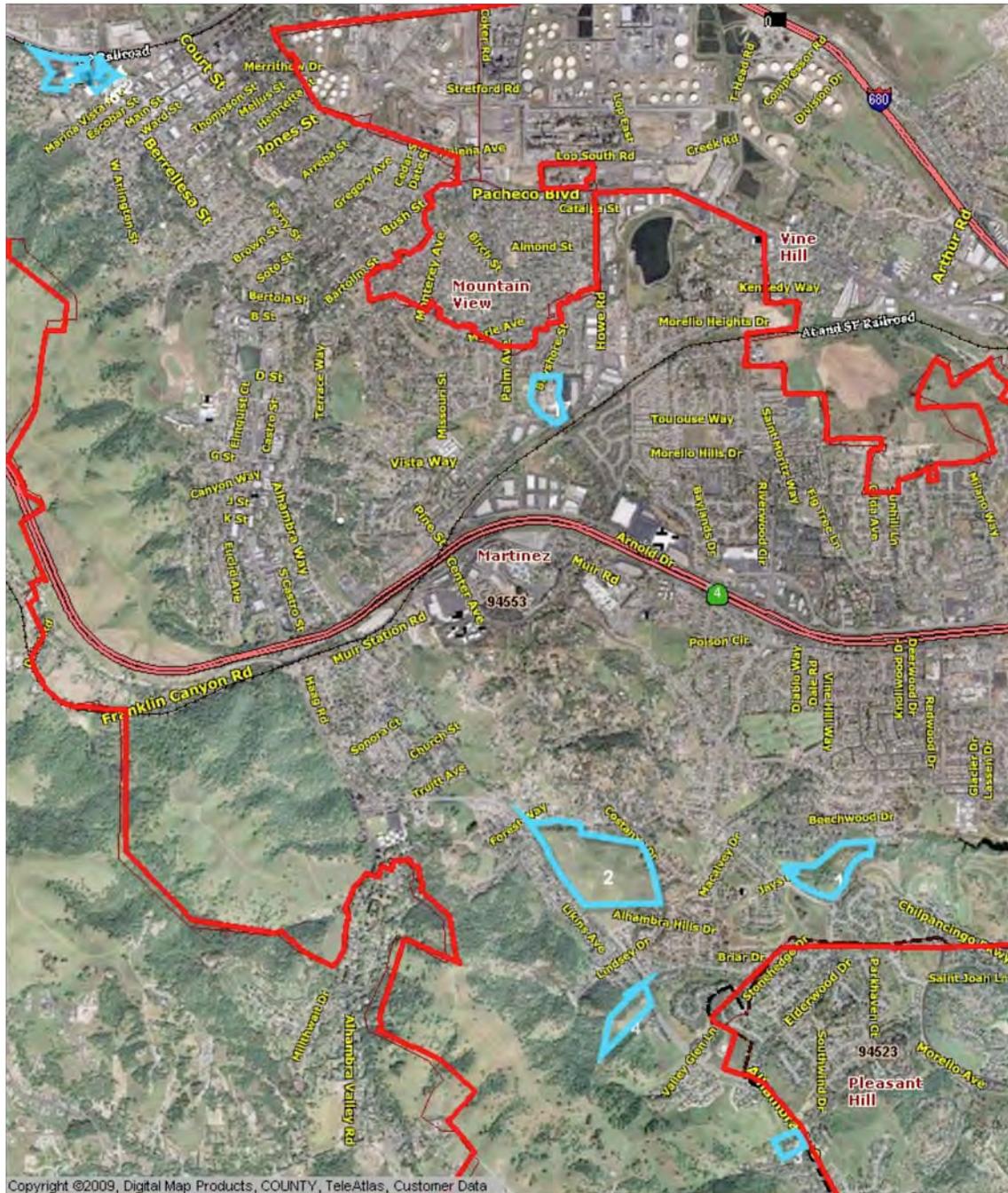
City of Martinez Housing Element Update Sites Inventory



1" = 2500'



CityGIS



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Underutilized Sites

City of Martinez Housing Element Update Sites Inventory

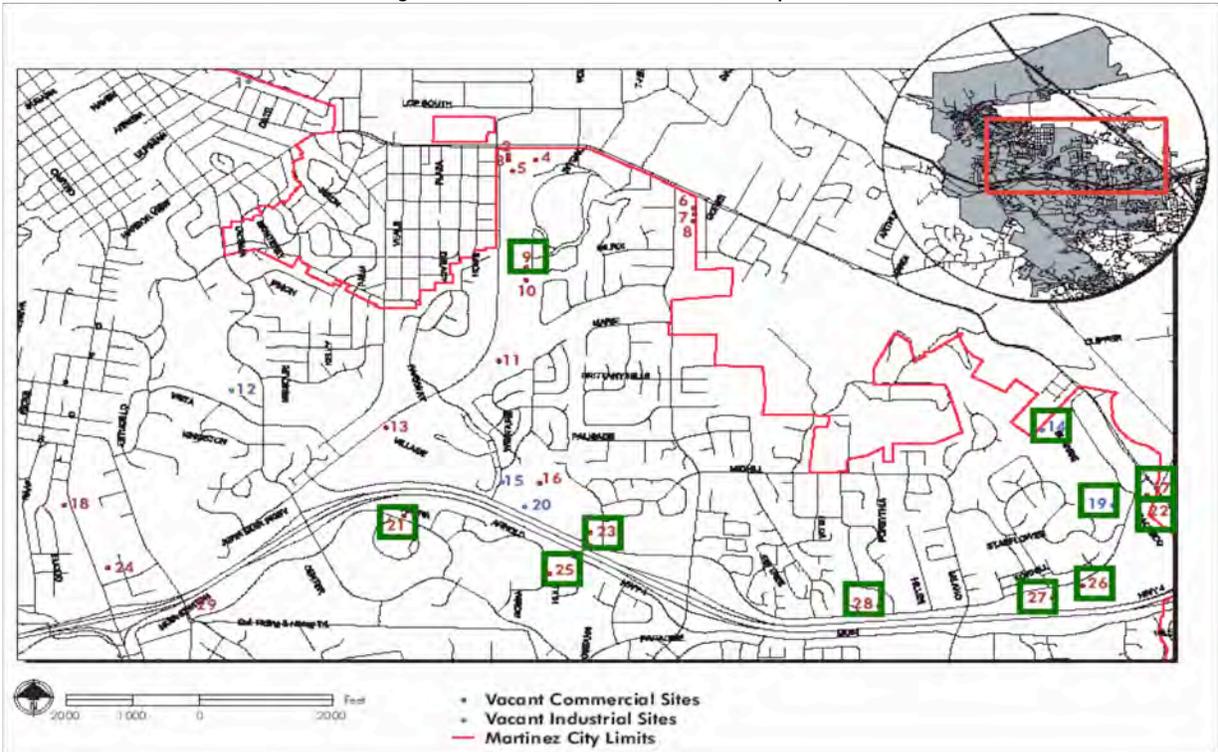
1" = 2200'



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Figure E-1: Vacant Commercial/Industrial Properties



JULY 2005

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Section III

Discussion of Policy Directions

A What Should Be the Community's Vision for Housing in Martinez?

Discussion: The 2005 Housing Element contains seven goals covering the following topics:

Goal #1: Adequate Supply of Housing — Achieve an adequate supply of safe, decent housing for all economic segments of the community. Promote throughout the City a mix of housing types responsive to household size, income, age and accessibility needs.

Goal #2: Protect and Conserve Existing Housing Stock — Protect and conserve the existing housing stock so that it can best serve the needs of Martinez residents.

Goal #3: Expand and Conserve Housing Opportunities — Expand and conserve housing opportunities for low and moderate income families and individuals.

Goal #4: Equal Housing Opportunity — Elimination of all forms of discrimination in Martinez.

Goal #5: Pursue Efforts to Meet Regional Housing Needs — Advocate and diligently pursue efforts to meet the City's regional housing needs.

Goal #6: Preserve Assisted Multi-Family Housing — Preserve assisted multi-family rental housing units from conversion to market rate rental units.

Goal #7: Public Participation by All Economic Segments — To achieve participation of all economic segments of the Community in the development of the Housing Element and Housing Strategies.

The Housing Element Task Force supports continuation of these specific goals along with ways to make sure the Housing Element focuses on BOTH today's issues and concerns, AND also takes a more constructive, positive look at our community by

defining within a larger context WHAT WE WANT instead of just reacting to today's problems. Visioning is a way of looking at the future to share what we want — our common values and goals within the overall context of our community. The following is the Task Force's *Working VISION for housing in Martinez in the Year 2025*.

We are spending the day in Martinez in the year 2025 and this is what Martinez is like:

In the year 2025 we are a thriving, balanced, and diverse community. We have preserved Martinez's beautiful surroundings and respected our heritage while creating a vibrant downtown connected to a thriving Waterfront/Marina, and distinctive, livable, "whole" neighborhoods.

Our Environment and Sustainability

Our environment is clean and sustainable, with high standards for energy and resource conservation and green building. Our City is set within open hillsides and there is protected wildlife habitat and access to regional parks near the water. We have designed our City to promote health and wellness.

*Primary Recommendations of the Housing Element —
(to be included in the Draft Housing Element)*

The Types and Mix of Housing

There is housing for all. We have many types of housing to meet our varied needs. We have figured out how new affordable housing can get built and we have improved our neighborhoods. We support first time homebuyers and seniors. There is a housing mix throughout the city — from apartments, townhomes, single family, mixed uses, second units and housing for special needs — to non-traditional housing that may have common shared facilities. We have used a housing overlay for higher density housing to be located in appropriate locations throughout the city.

*Primary Recommendations of the Housing Element —
(to be included in the Draft Housing Element)*

Our Community of Neighborhoods

Our distinctive neighborhoods link us together. We have local gathering places and services all within walking distance or a short bicycle ride, including neighborhood shopping, schools, parks and recreation,

community gardens and centers. There is a connection between our neighborhoods and the downtown, and we have a variety of distinct destinations throughout the city. We are socially integrated and diverse, and all ages, incomes and cultures feel welcome here, and actively contribute to our community. Our neighborhoods are organized, informed and involved in community decision-making through a constructive dialogue, and we are skilled at community outreach and conversations as we talk through choices and make decisions.

*Primary Recommendations of the Housing Element —
(to be included in the Draft Housing Element)*

Downtown

Downtown is the center and heart of our city, with a harmonious mix of housing, services, businesses, entertainment, and many evening activities. There is an attractive County Center, higher density housing that supports downtown and higher density housing near the train station, all with sufficient parking. Downtown is a 24-hour activity center. Parking lots are available for multiple activities and uses. Parking structures, restaurants, retail, and housing uses support each other.

*Primary Recommendations of the Housing Element —
(to be included in the Draft Housing Element)*

The Appearance of Our Housing and Neighborhoods

There is a blend of modern and historic buildings. We are smart and efficient in how we use and reuse our land so that new development adds to the health and fabric of the community. We have respected our heritage. Our City is attractive, well-maintained, and pleasing to experience. Homeowners take care of their properties and there are no blighted properties. There are old (traditional) style homes, with a variety of styles and opportunities for people to interact. Our housing is designed imaginatively, including such techniques as zero lot lines, porches, parking in back, mixed use (housing above retail), cottages in back of houses, housing for artists and artisans, live/work housing opportunities, etc. Our housing is seismically safe.

*Primary Recommendations of the Housing Element —
(to be included in the Draft Housing Element)*

Our Economy

Our vibrant economy is strengthened through innovation and diversification. Economic development and housing are balanced so that people who work here can live here. We have addressed the loss of county workers and we have housing to support businesses. The downtown has restaurants, a thriving farmers market with produce, meat, fish, etc., and thriving businesses.

*Primary Recommendations of the Housing Element —
(to be included in the Draft Housing Element)*

Our Waterfront/Marina

We have loft housing that maximizes views of the water and there are houseboats available as a housing choice. We have a thriving marina/ferry terminal that stimulates the waterfront and connects to the downtown, with higher density near transit, and ferry service connected with Sausalito and San Francisco. Our waterfront is “abuzz” with interesting activities and housing that is balanced with protected areas, recreation, and attractions that bring people together. We have activity centers, with smaller scale versions of the Ferry Building in San Francisco or Market Square.

*Primary Recommendations of the Housing Element —
(to be included in the Draft Housing Element)*

Our Infrastructure and How We Get Around

We have reduced the need to drive by providing safe, attractive bicycle and walking connections within and between neighborhoods and the downtown. We can walk to neighborhood markets, shopping, and run errands. We have reliable and accessible bus service; public transit connects local and regional destinations with a shuttle service, light rail and express bus. We get around easily on smooth streets, and parking needs are met.

*Primary Recommendations of the Housing Element —
(to be included in the Draft Housing Element)*

Available Entertainment and Recreation

We have a number and variety of recreational amenities. Entertainment activities and how we design activities create gathering places for our community. There are recreational opportunities, including indoor

recreation activities, in the downtown. We promote activities such as bocce as a way to bring people to Martinez.

*Primary Recommendations of the Housing Element —
(to be included in the Draft Housing Element)*



Discussion Questions:

- A1 Does this Working VISION *generally* capture the essence of what we would like Martinez to be like in the future as it relates to housing? Is there anything missing from the VISION that should be added? Is there anything included in the VISION that should be removed?

- A2 Are the goals contained in the 2005 Housing Element still relevant and appropriate for use as we go forward in the update process?

B What Are the Most Effective Strategies the City Should Pursue in Addressing Housing Needs, Including Affordable Housing Needs, in Martinez?

Discussion: In the context of Housing Elements, “Affordable Housing” generally focuses on housing for extremely low, very low, low and moderate income households, but may also address housing for above moderate income households. *So how much* do extremely low, very low, low and moderate income households earn and who are they? The chart below shows current household incomes in Martinez. The graphic on the following page illustrates current salaries of a few local occupations that fit in these various categories.

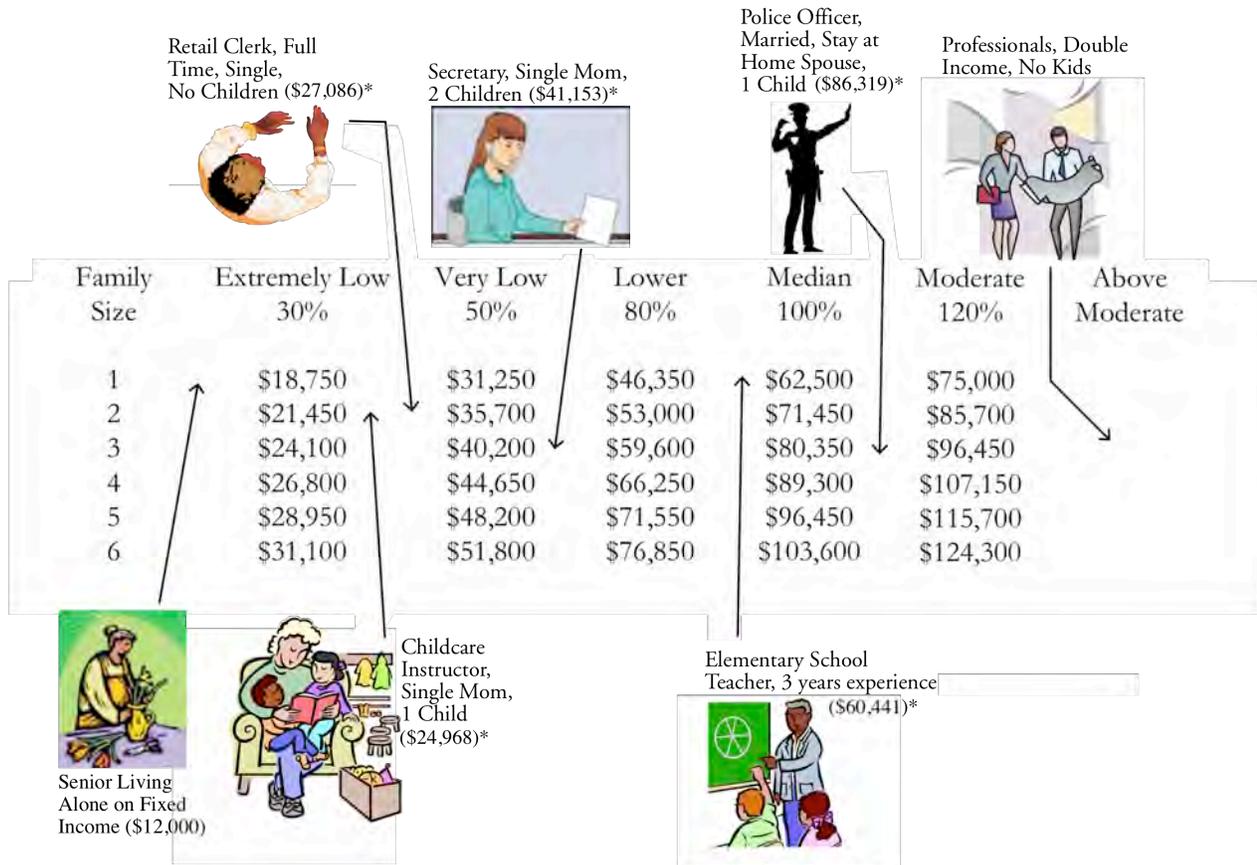
- **Extremely low income households** earn less than 30% of the median household income – or less than \$24,100 in 2009 for a three person household.
- **Very low income households** earn less than 50% of the median household income – or less than \$40,200 in 2009 for a three person household.
- **Low (Lower) income households** earn less than 80% of the median household income – or less than \$59,600 in 2009 for a three person household.
- **Moderate income households** earn 80-120% of the median household income – or \$59,600 to \$96,450 in 2009 for a three person household.
- **Above moderate income households** earn more than 120% of the median household income, or more than \$96,450 in 2009 for a three person household.

Martinez Household Income (2000 and 2009)

	Martinez		Contra Costa County	
	2000	2009	2000	2009
Less than \$15,000	9%	7%	9%	4%
\$15,000 to \$24,999	6%	5%	8%	4%
\$25,000 to \$34,999	8%	6%	9%	5%
\$35,000 to \$49,999	14%	11%	13%	9%
\$50,000 to \$74,999	23%	19%	20%	16%
\$75,000 to \$99,999	17%	16%	15%	16%
\$100,000 to \$149,999	17%	22%	15%	23%
\$150,000 or more	7%	15%	12%	23%

Source: 2000 U.S. Census and Claritas (2009)

City of Martinez and Contra Costa County 2009 Household Income Limits



Source: Official State Income Limits for 2009 (Contra Costa County) as determined by the U.S. Department of Housing and Urban Development (HUD), adjusted for family size; the 2009 Area Median Income is \$89,300. Examples for the 2009 salaries are from California Employment Development Department (*) for Contra Costa County as part of the Oakland-Fremont-Hayward MSA. These survey data are from the 2008 Occupational Employment Statistics (OES) survey, with wages updated to the first quarter of 2009.

Policy and program directions for addressing housing needs, including affordable housing needs, in Martinez include:

- (1) Continue to publicize available housing programs and other housing information using the City's website and other means.
- (2) Focus housing types to match the jobs in Martinez.
- (3) Consider revising rules to encourage more second units (granny flats) – for example, by easing parking or owner occupancy, providing more educational outreach and handouts, etc.



Accessory second unit

- (4) Provide new opportunities for creative or innovative housing types (such as co-housing, or housing with shared common facilities).
- (5) Consider adopting the proposed Inclusionary Ordinance as a means of providing some below market rate housing in market rate developments and to disperse affordable housing throughout the community.
- (6) Continue to provide incentives for affordable housing, such as expedited project review, technical assistance and support for funding requests.
- (7) Consider providing exceptions to development standards for affordable housing developments, such as increased building height, reduced or shared parking, density considerations for senior housing or smaller units, etc.
- (8) Codify State Density Bonus law requirements.
- (9) Promote housing rehabilitation and energy conservation programs for existing residents.
- (10) Support First-Time Homebuyers Program and Mortgage Credit Certificate Program.



Discussion Questions:

- B1 Is there anything missing from the housing strategies identified above that would be important to pursue?
- B2 Is there anything included in the housing strategies identified above that should be removed or modified?

C How Can We Provide Adequate Sites for a Variety of Housing Needs in the Community, including the City’s Regional Housing Needs Allocation (RHNA)?

Discussion: If a local government has adopted density standards consistent with state population based criteria (20 units/acre in Martinez’s case) no further analysis is required to establish the adequacy of the density standard for lower income sites. The City’s total need for lower income housing for the 2007-2014 planning period is for sites that can accommodate 427 units. In addition, there must be adequate sites to address the City’s total housing need for the 2007-2014 planning period of 1,060 units. Based on the review of sites, the City has sufficient sites currently planned and zoned at adequate densities to meet its RHNA for the 2007-2014 planning period. This is shown in the table below.

Summary of Residential Development Potential in Martinez (2007-2014) Sites Currently Zoned for Residential Use

Site Conditions	Sites Greater than 20 Units/Acre	Sites Less than 20 Units/Acre	Total Units
Vacant Residential	217	343	560
Vacant Mixed Use	452	43	493
Underutilized Sites	305	51	356
Total	974	437	1,411

Source: City of Martinez Planning Division, 2009

A consistent theme/recommendation from the Task Force, community workshop, and the two stakeholder meetings has been the need to update the City’s entire General Plan and portions of its Zoning Ordinance to provide an up-to-date, internally consistent, and comprehensive statement of community goals and policies.

Policy and program directions for the provision of adequate sites for a variety of housing needs in Martinez include:

- (1) Continue to implement the provisions of the recently adopted (2006) Downtown Specific Plan.
- (2) Update the City’s General Plan and Zoning Ordinance.
- (3) Implement land use strategies that reinforce the connectiveness of the City’s neighborhoods, walkability, proximity of housing to services and transit, etc.

- (4) Promote housing design practices that incorporate energy conservation, green building and sustainability principles.



Discussion Questions:

- C1 Is there anything missing from the housing strategies identified above that would be important to pursue?
- C2 Is there anything included in the housing strategies identified above that should be removed or modified?
- C3 Are there any other sites or locations for housing that should be considered?

D How Can We Best Address Special Housing Needs in the Community, Such as Housing Needs for Seniors, Extremely Low Income Persons and Families, Persons Living with Disabilities?

Discussion: In addition to overall housing needs, cities and counties must plan for the special housing needs of certain groups. State law (65583(a)(6)) requires that several populations with special needs be addressed — homeless people, seniors, people with disabilities, large families, female-headed households, and farmworker households. The Housing Element should take into account any local factors that create an extraordinary need for housing, and should quantify those needs as best possible.

“Special Needs” groups may also include many persons in our community who are homeless and those with substance abuse or domestic violence problems — to lower income families who face economic challenges in finding housing. While many persons in this broad group need permanent low income housing, others require more supportive environments and assistance.

In 2009, Martinez was home to 2,347 individuals aged 65 and over. The population age 65 and over in the City of Martinez has increased much more rapidly than the total population, as has the population 55 to 64 years of age. The proportion of the Martinez population aged over 65 was eight percent in 1999, ten percent in 2000 and twelve percent in 2009. As the number of older adults in Martinez continues to increase, it is

important to ensure that efforts to meet their housing needs keep pace. A common need for City residents aged 65 and over is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment.

Policy and program directions for addressing special housing needs in Martinez include:

- (1) Identify and promote house design strategies to allow senior “aging in place.”
- (2) Increase housing and support services for “special needs” groups (such as for seniors, homeless, disabled, etc.).
- (3) Adopt a Reasonable Accommodation Ordinance or administrative procedures that would allow modifications (flexibility) to zoning and other standards to provide a better living environment for persons living with disabilities (*this strategy is contained in the 2005 Housing Element — was not implemented*).



Discussion Questions:

- D1 Is there anything missing from the housing strategies identified above that would be important to pursue?
- D2 Is there anything included in the housing strategies identified above that should be removed or modified?

E How Can the City Best Comply with State Requirements to Address Housing Needs of Homeless Persons and Families?

Discussion: Effective January 1, 2008, SB2 (Chapter 633, Statutes of 2007) requires every California city and county to engage in a detailed analysis of emergency shelters and transitional and supportive housing in their next Housing Element revision, regulates zoning for these facilities, and broadens the scope of the Housing Accountability Act to include emergency shelters as well as supportive and transitional housing.

The SB2 legislation establishes new requirements relating to emergency shelter, transitional housing and supportive housing. These steps are divided into the following four major sections:

- (1) **Identify and estimate the housing and service needs** of homeless persons and families and **assess the unmet need** for emergency shelter, and transitional and supportive housing;
- (2) **Designate zoning districts** adequate to accommodate the identified need for emergency shelters;
- (3) **Develop a program to reduce constraints** on the development of transitional and supportive housing; and
- (4) Comply with the broadened scope of the **Housing Accountability Act** (Government Code 65589.5) which now includes emergency shelters, and transitional and supportive housing.

The housing needs of homeless persons are more difficult to measure and assess than those of any other population subgroup. Since these individuals have no permanent addresses, they are not likely to be counted in the Census. Homelessness is a housing issue that has become a significant social concern in recent years. The number of homeless persons has increased dramatically in the last decade for a number of reasons, including: the lack of housing affordable to very low- and low-income persons, increases in unemployment or under-employment, reductions in government subsidies, de-institutionalization of the mentally ill, domestic violence, drug addiction, and dysfunctional families.

The 2000 Census does not provide substantial information about homelessness in either the City or the County. Nonetheless, homeless individuals are present in Martinez, according to County housing documents and information from local service providers. A

local non-profit housing services provider, Shelter, Inc., estimates that almost 7,000 persons are homeless on any given night in Contra Costa County. By comparison, the Contra Costa County Consolidated Plan estimates that there are 3,600-4,000 persons in the County who are homeless on any given night. While specific statistics are not available for Martinez, some insights into the extent and nature of homelessness can be gleaned from the County's 2000 – 2004 Consolidated Plan and information from local homeless service providers.

The Homeless Gap Analysis from the Consolidated Plan identified families as the most frequently-occurring special population group among homeless in Contra Costa County, with women-headed families as the fastest growing segment of the homeless population. Surveys conducted by the County Veterans Service Office indicate that veterans constitute 20-27 percent of the population using emergency shelters nightly. The Consolidated Plan also estimates that a significant percentage of the homeless population within the County experiences mental illness and substance abuse problems.

Finally, extremely low income households (households earning 30 percent of median income or less) are most at-risk of homelessness. In Martinez, seniors, small families, and non-families (primarily single adults) who do not own their homes have the highest percentages of extremely low-income households and may be most at risk of homelessness.

Policy and program directions for addressing housing needs of the homeless in Martinez, consistent with the new requirements of State law, include:

- (1) Designate a zone(s), site or sites where emergency shelters for the homeless would be allowed "by right." The site(s) should be located near transit and services, and should fit with the setting they are located. Sites should avoid inappropriate or more isolated locations for a residential use. Examples of approaches in other cities include:
 - A. Public facilities zones
 - B. Higher density residential zones
 - C. Church sites
 - D. Commercial areas
- (2) Identify transitional and supportive housing needs and programs to address these needs, including required zoning approaches that treat transitional housing and supportive housing similar to other residential uses in the zones they are allowed.

- (3) Develop operating procedures for facilities consistent with State law requirements, covering the following:
 - A. Maximum number of beds
 - B. Off-street parking based upon demonstrated need
 - C. Size and location of on-site waiting and intake areas
 - D. Provision of on-site management
 - E. Proximity to other shelters
 - F. Length of stay
 - G. Lighting
 - H. Security during hours when the shelter is open.
- (4) Provide programs specifically targeted to assisting extremely low income persons and families with housing.
- (5) Address emergency shelter and disaster preparedness housing.
- (6) Support a “housing first” policy that promotes long-term housing solutions for homeless individuals and families.



Discussion Questions:

- E1 Is there anything missing from the housing strategies identified above that would be important to pursue?
- E2 Is there anything included in the housing strategies identified above that should be removed or modified?

F Are There Any Other Directions for the Housing Element Update That Should be Considered at this Time?



Housing Element Overview

Prepared for the June 4, 2009 Housing Element Task Force Meeting

Approach of State Law Requirements

A Housing Element provides an analysis of the community's housing needs for all income levels, and strategies to respond to those needs. It is a key part of the City's overall General Plan. Planning and providing housing for all Californians is considered by the state legislature to be of vital statewide importance. Thus, State Law establishes detailed requirements and a regional "fair share" approach to distributing housing needs. State Housing Element law recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development.

State law requires each city and county to adopt a general plan containing at least seven elements including a housing element. Rules regarding Housing Elements are found in the California Government Code Sections 65580-65589. Unlike the other mandatory general plan elements, the housing element, required to be updated every five years, is subject to detailed statutory requirements and mandatory review by a State agency — HCD (Department of Housing and Community Development). Bay Area Housing Elements must be updated by July 1, 2009. According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify "adequate sites" that are zoned and available within the 7 year housing cycle to meet the city's fair share of regional housing needs at all income levels
- Be "certified" by the State Department of Housing and Community Development (HCD) as complying with state law.
- Be internally consistent with other parts of the General Plan (and is critical to having a legally adequate General Plan)

Regional Housing Needs Allocation Process (RHNA)

The Association of Bay Area Governments — ABAG — develops a Regional Housing Need Allocation (RHNA) allocating the region's share of the statewide need to the cities and counties

within the region. The RNHA is for the 2007 — 2014 time period, and is broken into overall need and, within the overall need, housing needs for various income levels in the City. Below are the 2007 — 2014 RHNA for Contra Costa County jurisdictions (*See link at end of this document*).

ABAG Regional Housing Needs Allocation (RHNA) for Contra Costa County 2007 - 2014

Jurisdiction	ELI**	Very Low Income	Low Income	Subtotal Lower Income	Moderate Income	Above Moderate Income	Total Units	Default Density Req.***
Antioch	258	516	339	855	381	1,046	2,282	30/ac
Brentwood	359	717	435	1,152	480	1,073	2,705	30/ac
Clayton	25	49	35	84	33	34	151	20/ac
Concord	320	639	426	1,065	498	1,480	3,043	30/ac
Danville	98	196	130	326	146	111	583	30/ac
El Cerrito	47	93	59	152	80	199	431	20/ac
Hercules	72	143	74	217	73	163	453	20/ac
Lafayette	57	113	77	190	80	91	361	20/ac
Martinez	131	261	166	427	179	454	1,060	30/ac
Moraga	37	73	47	120	52	62	234	20/ac
Oakley	110	219	120	339	88	348	775	30/ac
Orinda	35	70	48	118	55	45	218	20/ac
Pinole	42	83	49	132	48	143	323	20/ac
Pittsburg	161	322	223	545	296	931	1,772	30/ac
Pleasant Hill	80	160	105	265	106	257	628	30/ac
Richmond	196	391	339	730	540	1,556	2,826	30/ac
San Pablo	11	22	38	60	60	178	298	30/ac
San Ramon	587	1,174	715	1,889	740	834	3,463	30/ac
Walnut Creek	228	456	302	758	374	826	1,958	30/ac
Unincorporated	408	815	598	1,413	687	1,408	3,508	30/ac
Total County	3,256	6,512	4,325	10,837	4,996	11,239	27,072	
Percent	12.0%	24.1%	16.0%	40.0%	18.5%	41.5%	100.0%	

**Unless other data are used, Extremely Low Income (ELI) need equals 50% of Very Low Income Need

***From HCD Memo on AB 2348

Source: Association of Bay Area Governments (May, 2008)

http://www.abag.ca.gov/planning/housingneeds/pdfs/Final_RHNA.pdf

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

What is “Affordable Housing”?

In broad terms, affordability is simply the relationship between housing costs and income. The generally accepted measure for housing “affordability” is spending less than 33% of one’s gross household income on housing costs (including utilities, principle and interest).

In the context of Housing Elements, “Affordable Housing” generally focuses on housing for extremely low, very low, low and moderate income households, but may also address housing for above moderate income households.

- **Extremely low income households** earn less than 30% of the median household income – or less than \$26,800 in 2009 for a 4-person household.
- **Very low income households** earn less than 50% of the median household income – or less than \$44,650 in 2009 for a 4-person household.
- **Low (Lower) income households** earn less than 80% of the median household income – or less than \$66,250 in 2009 for a 4-person household.
- **Moderate income households** earn 80-120% of the median household income – or \$66,250 to \$107,150 in 2009 for a 4-person household.
- **Above moderate income households** earn more than 120% of the median household income, or more than \$107,150 in 2009 for a 4-person household.

Contra Costa County 2009 Income Limits

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Contra Costa County	Extremely Low	18,750	21,450	24,100	26,800	28,950	31,100	33,250	35,400
Area Median Income:	Very Low Income	31,250	35,700	40,200	44,650	48,200	51,800	55,350	58,950
89,300	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
	Median Income	62,500	71,450	80,350	89,300	96,450	103,600	110,750	117,900
	Moderate Income	75,000	85,700	96,450	107,150	115,700	124,300	132,850	141,450

New State Law Requirements — Housing Needs

Extremely Low-Income Households Housing Needs: Government Code (GC) Section 65583(a) requires “ Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households (GC 65583 (a)(1)).” Extremely low-income is a subset of the very low-income housing need and is defined as 30 percent of area median and below. The analysis should include a quantification of the number of existing households with extremely low- income, and a quantification of the number of projected number of households with extremely low-income households. The analysis should relate to the kind of housing available and suitable for Extremely Low-Income Households (such as Supportive Housing and Single-Room Occupancy units). Jurisdictions must assess whether existing zoning permits those housing types.

Planning for Emergency Shelters – SB2: Government Code Section 65582, 65583, and 65589.5, Chapter 614, Statutes of 2007 (SB 2) increases planning requirements for emergency shelters to require, at a minimum and regardless of the need, that all jurisdictions have a zone in

place to permit at least one year-round emergency shelter without a conditional use permit or any discretionary permit requirements. If such zoning does not exist, a local government is required to designate zoning within one year of the adoption of the housing element. In addition, SB 2 amended the Housing Accountability Act (formerly known as anti-NIMBY law) to include emergency shelters, transitional housing, and supportive housing.

In accordance with Chapter 633 of Statutes 2007 (SB 2), transitional housing and supportive housing must be considered a residential use of property, and be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. If these conditions do not currently apply, a programmatic action must be included to address the constraint. As appropriate, efforts to remove governmental constraints, especially relating to single-room occupancy units, supportive housing, transitional housing, and emergency shelters should be included.

Analysis of the Needs of Families and Persons In Need Of Emergency Shelters: A thorough analysis of the special housing needs for families and persons in need of emergency shelters should include (a) an estimate or count of the daily average number of persons lacking shelter (where possible, divided into single males, single females and families with children), (b) as local data allows, the number of the mentally ill, developmentally disabled, substance abusers, survivors of domestic violence, and other categories of homeless considered significant by the jurisdiction, and (c) an inventory of the resources available including shelters, transitional housing and supportive housing units (number, approximate location, and type of existing shelter beds, hotel/motel vouchers, and units of transitional housing available, and shelter resources by type). Coordination with the adopted 10-year plan to end chronic homelessness should be part of this analysis, as the local need may be reduced by the number of supportive housing units that are identified in the 10-year plan, under certain circumstances.

Emergency Shelters, Transitional Housing, and Supportive Housing are defined in the Health and Safety Code. Identification of the Facility, Type, Population Served, Permanent/Seasonal, Current Inventory, Estimated Need, and Unmet Need should be included in the analysis.

New State Law Requirements — Adequate Sites Inventory and Analysis

Counting Units Built, Under Construction and/or Approved During Planning Period: A jurisdiction may take credit for units constructed or under construction between the base year of the RHNA period (January 2007) and the beginning of the new planning period (July 2008). Units which have been issued building permits on or after January 1 of the year falling two years prior to the due date of the jurisdiction's housing element may be credited against the RHNA to determine the balance of site capacity that must be identified. To credit units affordable to lower- and moderate-income households against the RHNA, a jurisdiction must demonstrate the units are affordable based on at least (a) subsidies, financing or other mechanisms that ensure affordability, (b) actual rents, or (c) actual sales prices. For projects approved but not yet built, the jurisdiction must demonstrate the units should be built within the remaining planning period and demonstrate affordability to very low- or low-income households.

AB 1233 (Government Code Section 65584.09) Requirement for Carryover of Unmet

RHNA Units: A jurisdiction's RHNA from the previous housing element cycle is not required to be carried-over to the 2007-2014 planning period if the current element was found in compliance by HCD and the inventory of sites required by Section 65583(a)(3) identified adequate sites, or the program actions to rezone or provide adequate sites was fully implemented. According to HCD, the carryover of RHNA units does apply if any response to these questions is yes:

- a. Failed to adopt an updated housing element for the prior planning period?
- b. Adopted a housing element found out of compliance by HCD due to failure to substantially comply with the adequate sites requirement?
- c. Failed to implement the adequate sites programs to make sites available within the planning period?
- d. Failed to identify or make available adequate sites to accommodate a portion of the regional housing need?

Again, according to HCD, if the answer to any of the questions above is yes, the jurisdiction must zone or rezone adequate sites to address the un-accommodated housing need within the first year of the new planning period. To demonstrate adequate sites for the new planning period, the updated housing element must identify the un-accommodated housing need by income level.

Sites Inventory and Suitability Analysis: A thorough sites inventory and analysis will help a jurisdiction determine whether program actions must be adopted to “make sites available” with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need. Preparing the inventory and accompanying site suitability analysis consists of assessing the site suitability and then the appropriate density statutory test. Sites identified that require rezoning may be included in the inventory provided the element includes a program to accomplish the rezoning early within the planning period. Other characteristics to consider when evaluating the appropriateness of sites include physical features and location.

Categories of Potential Housing Sites: Land suitable for residential development should include residentially zoned sites, non-residentially zoned sites that allow residential development, underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity, non-residentially zoned sites that should be redeveloped for, and/or rezoned for, residential use (via program actions). The inventory should also include sites that are in the process of being made available for residential uses via rezones or specific plans, provided the housing element includes a program that commits the local government to completing all necessary administrative and legislative actions early in the planning period.

Information Required for the Site Inventory: The inventory must include (a) parcel-specific listing of sites, including the parcel number or other unique reference such as address, (b) general plan and zoning designations of sites, (c) description of parcel size, (d) map showing the location of sites, (e) the existing uses of any non-residential sites, (f) general description of any known environmental constraints, and (g) general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. Overall, the site inventory analysis must include an estimate of the number of housing units that

should be accommodated on each site identified in the land inventory within the planning period in accordance with Government Code 65583.2(c)(1&2).

Counting Second Units: Government Code Section 65583.1(a) allows a city or county to identify sites for second units based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department. To rely on second units as part of an overall adequate sites strategy to accommodate (a portion) of its share of the regional housing need, the element must include an estimate the potential number of second units to be developed in the planning period based on an analysis that considers (a) the number of second units developed in the prior planning period, (b) community need for these types of housing units, (c) the resources and/or incentives available that will encourage the development of second-units, and (d) other relevant factors as allowed by HCD.

Second-Unit Affordability: The housing element should also include an analysis of the anticipated affordability of second units, including, as appropriate, an approach for assessing illegal second units. The purpose of this analysis is to determine the housing need by income group that could be accommodated through second-unit development. Second-unit affordability should be determined in a number of ways, such as, (a) a survey existing second units for their rents and other factors such as square footage, number of bedrooms, amenities, age of the structure and general location, and (b) examination of market rents for reasonably comparable rental properties to determine an average price per square foot in the community.

Realistic Development Capacity: The element must include a description of the methodology used to estimate the realistic capacity for potential housing sites. The element should not estimate unit capacity based on the theoretical maximum buildout allowed by the zoning, but should be based on all applicable land-use controls and site improvement requirements. When establishing realistic unit capacity calculations, the jurisdiction must consider existing development trends as well as the cumulative impact of standards such as maximum lot coverage, height, open space, parking, and FARs. If a local government has adopted, through regulations or ordinance, minimum density requirements that explicitly prohibit development below the minimum density, the element may establish the housing unit capacity based on the established minimum density.

Limited Land Availability: Local governments with limited residential land resources or with infill and reuse goals may rely on non-residential and underutilized residential sites to accommodate the regional housing need. Examples include sites with potential for recycling, scattered sites suitable for assembly, publicly-owned surplus land, portions of blighted areas with abandoned or vacant buildings, areas with mixed-used potential, substandard or irregular lots which could be consolidated, and any other suitable underutilized land.

Examples of Other Site Inventory Considerations: The inventory should also describe whether any of the sites identified pursuant to Government Code Section 65583.2 are subject to pending litigation on environmental grounds that could impact their availability for development during the planning period. If a portion of the sites identified pursuant to Section 65583.2 are

included within an “infill opportunity zone” pursuant to a Congestion Management Plan (CMP) (Government Code Section 65089(a) and 65088.4), the applicable development conditions or exemptions from traffic level of service standards should be described. The element must also include an analysis demonstrating the estimate of the number of units projected on small sites, if small sites are critical to providing for adequate sites, is realistic or feasible.

New State Law Requirements — Potential Constraints to Housing

Inclusionary Requirements Constraints Analysis: If a jurisdiction has adopted an inclusionary ordinance, the element must provide an analysis of the ordinance. For example, the element should describe the types of incentives the jurisdiction has or will adopt to encourage and facilitate compliance with inclusionary requirements, what options are available for developers to meet affordability requirements, how the ordinance interacts with density bonus law, the amount of any in-lieu fee, and what finding a developer must make in order to choose to pay the in-lieu fee. If the jurisdiction has established a housing fund to collect any in-lieu fees, the element should describe the total amount available for housing production and any planned uses for the funds.

Constraints-Housing for Persons with Disabilities (SB520): Housing element law requires that in addition to the needs analysis for persons with disabilities, the housing element must analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints and provide for reasonable accommodations for persons with disabilities through programs that remove constraints. The analysis is required to cover Zoning and Land-Use Policies and Practices, Evaluation of the Permit and Processing Procedures, Review of Building Codes, Review for Reasonable Accommodation Procedure, and a Review for Programs to assist in meeting identified needs.

New State Law Requirements — Other Housing Element Considerations

Fair Housing Laws: Since State and federal laws uniformly outlaw most kinds of housing discrimination, the local government’s role is to identify program strategies that support and implement these laws. Fair Housing laws make it illegal to discriminate against any person because of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income and age in the rental or sale, financing, advertising, appraisal, provision of real estate brokerage services, etc., and land-use practices. See Government Code Sections 12955 and 65008 for further information. Section 65008 also expressly prohibits localities from discriminating against residential development or emergency shelters if the intended occupants are low-income or if the development is subsidized.

A local equal housing opportunity program in the housing element must provide a means for the resolution of local housing discrimination complaints and should include a program to disseminate fair housing information and information about resources throughout the community. The element must also address any zoning or other land-use laws or practices that

either expressly discriminate against a group protected by the fair housing laws or have the effect of discriminating against a group (Pursuant to Government Code Section 12955.8).

The topic of "preferences" for affordable housing should be examined from this perspective in the Housing Element. In larger and/or urban jurisdictions, more direct program actions may be appropriate, such as a commitment to use CDBG funds to support fair housing information and referral and counseling services. Jurisdictions receiving "entitlement" (i.e., CDBG, HOME) must prepare a Consolidated Plan that includes certification that the jurisdiction will affirmatively further fair housing, conduct an analysis to identify impediments to fair housing choice, and take actions to overcome the effects of any impediments identified. Many jurisdictions cross-reference and/or incorporate fair housing information and data from the Consolidated Plan into their housing element.

Priority for Water and Sewer: Chapter 727, Statutes of 2005 (SB 1087) establishes processes to ensure the effective implementation of Government Code Section 65589.7. This statute requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower income families and workers. For local governments, Chapter 727 now requires all cities and counties to immediately deliver the adopted housing elements of the local general plan and any amendments to water and sewer service providers.

Updates or amendments to the housing element should be sent within a month after adoption. A summary quantification of the local jurisdiction's regional housing need allocation and any other appropriate housing information should also be helpful. Jurisdictions should consult with water and sewer providers during the development and update of the housing element to facilitate effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially housing for lower income households. Water and sewer providers are required to adopt written policies and procedures that grant priority to proposed development that includes housing affordable to lower income households. Such providers are also prohibited from denying or conditioning the approval or reducing the amount of service for an application for development that includes housing affordable to lower income households, unless specific written findings are made. Finally, all Urban Water Management Plans are required to include projected water use for single-family and multifamily housing needed for lower income households.

Annual Reporting: Government Code Section 65400 requires each governing body (City Council or Board of Supervisors) to prepare an annual report on the status and progress in implementing the jurisdiction's housing element of the general plan using forms and definitions adopted by the Department of Housing and Community Development (Department). HCD has developed draft regulations governing the state housing element annual progress report. Some of the specifics include:

- that annual reports are to cover the calendar year immediately preceding the April 1 reporting deadline and must be prepared and submitted on a form made available by HCD,

- data for assessing progress in meeting the local jurisdiction's RHNA, including specific project information on affordability,
- monetary/financing programs used to achieve affordability,
- non-monetary programs used to achieve affordability and utilizing some form of deed restrictions or covenants running with the land (e.g, density bonus inclusionary zoning),
- any other methods used to achieve affordability at initial occupancy and including an explanation of how the affordability of the units was determined,
- initial projected sales price or rent of the unit and the maximum qualifying household income levels applicable at the time of initial sale or rent,
- number of units affordable to above moderate income households for which building permits were issued during the reporting period by unit category, and,
- progress on implementing each program identified in the housing element.

Flooding Issues: In October, 2007, the Governor signed AB 162 which requires cities and counties to address flood-related matters in the land use, conservation, safety, and housing elements of their general plans.

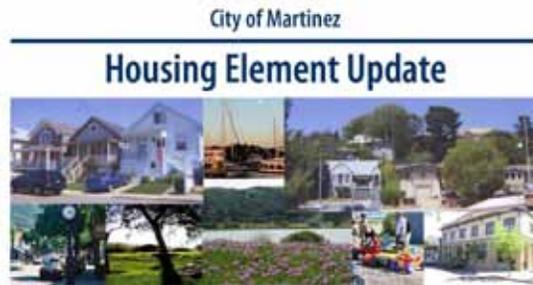
Links to Housing Element Information

<http://www.abag.ca.gov/planning/housingneeds/>

<http://www.hcd.ca.gov/hpd/>

http://www.hcd.ca.gov/hpd/housing_element/index.html

Summary of Community Comments



Prepared September 2009

August 10, 2009 Community Workshop

July 29, 2009 Meeting with Service Providers

July 29, 2009 Meeting with Developers,
Builders and Business Leaders



August 10, 2009 Community Workshop Summary

City of Martinez

Housing Element Update



This document provides a summary of the comments received at the Housing Element Update community workshop conducted on Monday, August 10, 2009 from 7:00 pm to 9:00 pm at City of Martinez City Hall, Council Chambers, 525 Henrietta Street. If you should have any questions or need additional information, you can email Terry Blount at tblount@cityofmartinez.org or call him at (925) 372-3534.

Overview



**Please Come to a Meeting
to Help Shape the Future of
Housing in Martinez**

Date: Monday, August 10th, 2009
Time: 7:00-9:00 pm
Place: Martinez City Hall, Council Chambers
525 Henrietta Street

Affordability?
Connected neighborhoods?
Sustainability?

Housing Preservation?
Downtown Housing?
Quality Design?

What are you concerned about? Martinez is updating its housing plan (also known as a Housing Element) as required by State law. If you live or work in Martinez, please attend a lively workshop to gather ideas about housing needs. The plan will shape the housing priorities of the City for the next five years. Please attend and participate in the future of your community.

Light refreshments provided.
Questions or more information call Terry Blount at 925.372.3534 or
email tblount@cityofmartinez.org

The intent of the workshop was to solicit ideas for the update of the City of Martinez Housing Element. Specific purposes were to (1) provide a forum to hear from the community, (2) discuss the community's vision for housing in Martinez, (3) identify possible housing strategies to consider in the City of Martinez Housing Element update, (4) share perspectives on barriers and opportunities for the development of affordable housing in Martinez, and (5) identify/refine possible housing policies/programs to consider in the City's Housing Element Update.

Noticing for the community workshop was extensive and included mailings, distribution of flyers, information on the City's website (<http://www.cityofmartinez.org/default.asp>) and posting of banners at key locations within the city.

Copy of the workshop notice

Workshop Agenda

Following a brief welcome and introduction by Councilmember Janet Kennedy and Planning Manager Terry Blount, the consultant reviewed the agenda. The consultant then provided an overview of the City's Housing Element Update process, key trends in housing affecting Martinez and a review of the current City of Martinez Housing Element,

which was followed by community questions of clarification. Part of the overview presentation provided a review of the Housing Element Task Force's *Preliminary Vision for Housing in Martinez*. The remainder of the meeting was devoted to community discussion and comments on the following topics:

- A. What are your goals and vision for housing in Martinez?
- B. What do you consider to be critical housing needs in Martinez?
- C. What are appropriate types, designs and locations for housing that should be considered in Martinez to address housing needs?
- D. What actions can the City take to achieve our goals and vision for housing?
- E. Are there any other factors or items related to the City's Housing Element Update that should be considered?

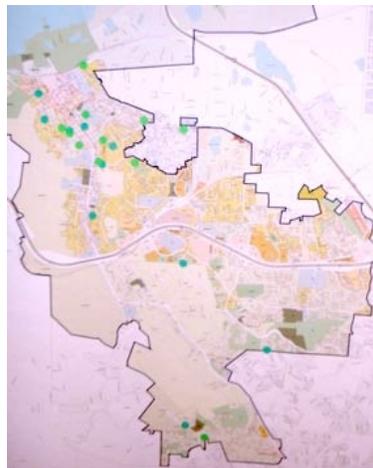


Three banners were posted at key locations in Martinez


**Please Tell Us
Where You Live!**

Please put a DOT on the map to show us where you live.

If you live outside of Martinez, put your dot here:



Dots placed where participants live



Workshop participants comments were recorded on a large wall-graphic (copy included at the end of this summary — see photo to the left). Approximately 20 people attended the workshop. In addition, comment sheets were provided for participants to write down any additional comments or to provide more detailed comments on the items for discussion. The comment sheets

covered the Housing Element topics being discussed and were collected at the end of the workshop so they could be included in the workshop summary report to supplement the ideas generated during the discussion and to provide a better record of ideas. Participants who wanted to take longer to fill out the comment sheet were asked to return their comments no later than August 17, 2009 (copies of comment sheets are attached).



Photo of workshop participants

Summary of Comments and Themes

Preserve Martinez Character (Greenness), Including Its Small Town Feel, While Encouraging Affordable Housing Development.

1. Protect the amenities we have in Martinez and address the following:
 - a. Retain the quality of Martinez as a good community.
 - b. Consider that housing is but one piece of the community.
 - c. Address issues such as noise, traffic, parks, quality of life.
 - d. Protect nature.
 - e. Address appropriate density of development.
 - f. Protect community safety.
 - g. Preserve the historical context of Martinez.
2. Respect Martinez identity.
3. Provide safe building areas.

4. Consider duplex units.
5. Avoid noise impact areas.
6. Address the needs of the people who live here now.

Assure Walkability and Better Use of Transit.

1. Consider schools and safe routes to schools.
2. Make sure we optimize the capacity of schools.
3. Provide housing for families.
4. Assure livability and appropriateness of the size and scale of neighborhoods.
5. Plan for a city of multi-generations.
6. Evaluate the possibilities of a developer provided shuttle to downtown markets, hospitals, transit lines, etc.

Preserve Existing Neighborhoods Quality and Distinctiveness.

1. Address issues such as parking, density, traffic, and the provision of shopping nearby.
2. Protect the qualities of downtown and provide a reason for people to come downtown.

Recognize a Need for Smaller Units for a Growing Population of Seniors and Single Parent Families.

1. Provide opportunities to know your neighbors.
2. Develop smaller size projects.
3. Provide for community character and personal interactions.
4. Provide “mother-in-law” units.
5. Provide in-fill housing which mirrors 20’s and 30’s type designs of older homes.
6. Upgrade the current housing stock.
7. Provide single level 2 bedroom/2 bath units.
8. Provide for smaller single family detached homes for new families.
9. Recognize that lofts can attract singles and provide housing for empty nesters.

Develop Lower Income Housing Throughout the Community.

1. Avoid concentrating lower income housing in one area of the community.
2. Evaluate the character of people moving into the community to assure a safe community.
3. Follow the policies of the adopted housing element.
4. Provide an employee survey to identify how can we provide workforce housing here.
5. Conduct an economic workshop to see how we can be successful in balancing open space needs, community livability and economic development/business needs.
6. Design to accommodate water front views and harbor views.
7. Consider building senior housing with a minimum age of 65.
8. Consider building senior housing or where there are two vacant lots on Arnold Drive.

Assure Quality Project Review and Proper Code Enforcement.

1. Address questions related to Buckley Street housing — why would you build 50 units down on Buckley Street (RCD project proposal)? What purpose? What are these people to do daily (they won’t be able to walk to Beaver Park or the Marina? Where will they buy food? Share a car do you think these people will

- have driver's licensees and auto insurance?
2. What Senior Affordable housing are you talking about? Fifty-five might be considered a senior however I would consider a senior someone 65. Fifty-five is a disabled citizen not a senior.
 3. Build senior housing for 65 + close to Lucky's or Wal-Mart where they might be able to buy a loaf of bread or a gallon of milk. Not at Buckley Street where they could only wish to have a loaf of bread or a gallon of milk.
 4. How does the City handle project design? Since when does this city consider designs of buildings? What design committee approved the District Attorney's new office or the Family Court Building? Why do those not match anything in this city? So, I am confused as to why you would ask about designs.

Develop a Variety of Housing for All Income Levels.

1. Evaluate different types of households and housing needs.
2. Provide inclusionary housing for low and moderate income households.
3. Research rental housing subsidies.
4. Consider senior housing for 62 or 65 and up, and congregate care.
5. Provide owner-occupied 1-3 bedroom units located by the waterfront. The development could provide water views and target upper income households with discretionary incomes. The design should be quality, upscale and consistent with Martinez. Not necessarily meaning Victorian. Riverfront in Napa.
6. A 4-5 story project should be mixed use.

Develop Martinez Into a Destination.

1. Consider Benicia and Sausalito as examples.
2. Use housing to jump start development in downtown.
3. Make an owner-occupied, pedestrian-oriented downtown neighborhood with commercial attractions that provide positive energy and infuse our City's economy. A place that you would like to live, shop, and play.
4. Provide high density with new retail along the creek replacing industrial.
5. Provide market rate housing, not affordable / low cost housing in the downtown area.

Identify Exactly What the City Wants to See Happen.

1. Answer the question — do we need more money, housing, etc.?
2. Prevent building on the north side of the train tracks because of environmental concerns and long range climate change.
3. Organize the city so it is more proactive, taking advantage of the current poor economic climate and bringing together developers to master plan the industrial area to the west of the train station.
4. Consider quality housing for seniors who want to remain in Martinez but want to down-size.
5. Do not approve RCD proposal in current location. Get a developer interested in the corporation yard and get a master plan for the corporation yard / Dunivan / Telfer / Mork properties.
6. Consider the John Muir Townhouses.

CITY OF MARTINEZ HOUSING ELEMENT UPDATE!!

COMMUNITY WORKSHOP
10 AUGUST 2009

- NATURE
- WHAT AMENITIES DO WE HAVE IN MARTINEZ?
- GOOD COMMUNITY
- HOUSING IS BUT ONE PIECE OF THE COMMUNITY
- NOISE, TRAFFIC, PARKS, QUALITY OF LIFE
- NATURE
- DENSITY
- SAFETY

PROSERVE MARTINEZ CHARACTER

- RESPECT
- IDENTITY
- SAFE BLDG. XEERS
- DUPLEX UNIT
- AVOID NOISE/IMPACT AREAS
- QUANT/HISTORICAL CONTEXT OF MARTINEZ
- THE PEOPLE WHO LIVE HERE

WALKABILITY & LESS TRAFFIC

- SCHOOLS & SAFE ROUTES TO SCHOOLS
- CAPACITY (QUALITY) OF SCHOOLS (SCHOOL SIZES) .. V. HIGH!!
- HOUSING OF FAMILIES
- SIZE AND SCALE OF THE NEIGHBORHOOD
- CITY OF GENERATIONS

GREENNESS!!

CELEBRATE HOUSING & HOUSING FOR EXCELLENCE/WORK/INDUSTRY

- SUPERVEN OF GROUP TOURS
- PARKING
- DELIGHT
- TRAFFIC
- SHOPPING NEIGHBOR
- PERSON TO COME DONATIONS
- REFINANCE DOWNPAYMENT BY MARKETING IT.

BOSTON NEIGHBORHOODS QUALITY & DISTINCTNESS

- KNOW YOUR NEIGHBORS
- SMALLER SIZE PROJECT
- CHARACTER
- PERSONAL

LEAD FOLLOWER SIGNAL

NEED FOR SMALLER UNITS

- DON'T CONCENTRATE IN ONE AREA
- CHARACTER OF PEOPLE MOVING IN
- FOLLOW THE POLICIES OF THE ADOPTED HOUSING ELEMENT
- SHAP COMMUNITY

✓ ECONOMIC WORKSHOP - HOW CAN WE BE SUCCESSFUL? - OPEN SPACE - BUS



FOCUS ON THE ENTIRE COMMUNITY!!

SPREAD LOWER INCOME HOUSING THROUGHOUT THE COMMUNITY

- CHECK THE POLICIES OF THE ADOPTED HOUSING ELEMENT
- EMPLOYEE SURVEY - HOW CAN WE PROVIDE WORKFORCE HOUSING HERE?

CODE ENFORCEMENT

VARIETY OF HOUSING & ALL INCOME LEVELS

- DIFFERENT TYPES OF HOUSEHOLDS & HOUSING NEEDS
- INCLUSIONAL HOUSING
- LOOK @ RENTAL HOUSING SUBSIDY

MARTINEZ AS A DESTINATION

- BELIEVE & SHOW AS EXAMPLES

WHAT DOES THIS CITY WANT?

- MONEY?
- HOUSING?
- etc.?

Wall-Graphic Recording of Community Comments at the August 10, 2009 Workshop on the City of Martinez Housing Element Update

Housing Element Update



COMMENT SHEET

Community Workshop

Monday, August 10, 2009

Martinez City Hall / Council Chambers / 525 Henrietta Street

Please use the space below and on the back to provide your comments. If possible, please turn in the sheet tonight so it can be included in the workshop summary report. If you need more time you may return your comments no later than August 17, 2009 to Terry Blount, Martinez City Hall, Community & Economic Development Department, 525 Henrietta Street, Martinez, CA 94553, tblount@cityofmartinez.org, (925) 372-3534 — Thanks!

A. **What are your goals and vision for housing in Martinez?**

preserve small town feel
while encouraging housing development
for a growing senior population
along with single parent families, &
- make it easier to build on larger lot units
mother-in-law units

B. **What do you consider to be critical housing needs in Martinez?**

* Seniors
* ELI - individuals & families
-

C. What are appropriate types, designs and locations for housing that should be considered in Martinez to address housing needs?

use in-fill housing to address needs + provide housing for low which mirror 20's + 30's type designs of older homes

D. What actions can the City take to achieve our goals and vision for housing in Martinez?

—

E. Are there any other factors or items related to the City's Housing Element Update that should be considered?

please do not try to build on the north side of the train tracks because of environmental concerns and long-range climate change - i.e., rising bay levels

Space for Any Other Comments:

- need a store downtown
- schools
-

Housing Element Update



COMMENT SHEET

Community Workshop

Monday, August 10, 2009

Martinez City Hall / Council Chambers / 525 Henrietta Street

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A. What are your goals and vision for housing in Martinez?

To provide housing for everyone that works in Martinez. Adhere to smart growth principles because of rising gas prices, costs & the need to save farmland.

B. What do you consider to be critical housing needs in Martinez?

Use housing to jumpstart redevelopment

- C. What are appropriate types, designs and locations for housing that should be considered in Martinez to address housing needs?

We need to upgrade to current housing stock. Code enforcement is poor

- D. What actions can the City take to achieve our goals and vision for housing in Martinez?

Improve code enforcement and make it strict. Encourage affordable housing outside of downtown.

- E. Are there any other factors or items related to the City's Housing Element Update that should be considered?

Space for Any Other Comments:

Housing Element Update



COMMENT SHEET

Community Workshop

Monday, August 10, 2009

Martinez City Hall / Council Chambers / 525 Henrietta Street

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A. **What are your goals and vision for housing in Martinez?**

An owner occupied pedestrian oriented downtown neighborhood with commercial attractions that provide positive energy and infuse our city's economy; a place that you would like to live, shop & play.

B. **What do you consider to be critical housing needs in Martinez?**

Upscale, higher density near downtown to energize the economy. Include developer provided shuttle to downtown, markets, hospitals & transit lines, etc.

- C. What are appropriate types, designs and locations for housing that should be considered in Martinez to address housing needs?

Owner occupied 1-3 bdrm condos located by the waterfront (Telfer prop) The development could provide water views & target upper income households w/ discretionary assets. The design should be quality, upscale & consistent w/ Martinez. That does not necessarily mean Victorian, a traditional studio or brick design could work. See Rivefront in Napa. The 4-5 story project should be mixed use, creating a new neighborhood expanding our commercial base while also offering a developer provided shuttle w/ downtown / commercial, train station, etc.

- D. What actions can the City take to achieve our goals and vision for housing in Martinez?

The City should be proactive. This poor economic climate is the perfect time to bring together capable developers to masterplan the industrial area to the west of the train station.

- E. Are there any other factors or items related to the City's Housing Element Update that should be considered?

Demand quality & adherence to the General Plan & D.S.P.

Space for Any Other Comments:

Housing Element Update



COMMENT SHEET

Community Workshop

Monday, August 10, 2009

Martinez City Hall / Council Chambers / 525 Henrietta Street

Please use the space below and on the back to provide your comments. If possible, please turn in the sheet tonight so it can be included in the workshop summary report. If you need more time you may return your comments no later than August 17, 2009 to Terry Blount, Martinez City Hall, Community & Economic Development Department, 525 Henrietta Street, Martinez, CA 94553, tblount@cityofmartinez.org, (925) 372-3534 — Thanks!

A. What are your goals and vision for housing in Martinez?

HIGH DENSITY w/ NEW RETAIL ALONG CREEK
& REPLACING INDUSTRIAL. MARKET RATE
HOUSING. NOT AFFORDABLE/LOW COST IN
DOWNTOWN AREA. DESIGNED TO ACCOMODATE
SPS - BUT NOT RESTRICTED. WATERFRONT
VIEWS & HARBOR VIEWS.

B. What do you consider to be critical housing needs in Martinez?

QUALITY HOUSING FOR SPS. THAT
WANT TO REMAIN IN MTZ BUT
WANT TO DOWN SIZE.
SR. HOUSING FOR 62 OR 65 & UP
CONGREGATE CARE

- C. What are appropriate types, designs and locations for housing that should be considered in Martinez to address housing needs?

SINGLE LEVEL 2BDRM/ZBATH.
SMALLER SF DETACHED FOR NEW FAMILIES
LOFTS (ATTRACT SINGLES & EMPTY NESTERS)

- D. What actions can the City take to achieve our goals and vision for housing in Martinez?

NOT APPROVE RCD PROPOSAL IN
CURRENT LOCATION

GET A DEVELOPER INTERESTED IN CORP
YARD & GET A MASTER PLAN FOR
CORP YD. / DUNIVAN / TELFER / MORK
PROPERTIES

- E. Are there any other factors or items related to the City's Housing Element Update that should be considered?

ALWAYS CONSIDER BUS ROUTES
CONSIDER CITY RUN SHUTTLE

Space for Any Other Comments:

Community Workshop
Comment Sheet

a. What are your goals and vision for housing in Martinez?

When I came to Martinez 40 years ago it was because of the John Muir Townhouses. It was my opportunity to own something. I was young and had a 1 year old baby. My Mom loaned me the \$5,000 to 'buy' my co-op 2-story townhouse. I was so very excited. I now own a lovely home on a lovely street in Martinez. I drive by my first 'apartment' as I came to call it later every day when I drive to work. I have not left Martinez and feel very lucky to have landed here 40 years ago. Without that housing I would have been in some other city with some other job or still on welfare creating that generation of welfare. Thank god for John Muir Townhouses.

That is was this town needs.

b. What do you consider to be critical housing needs in Martinez?

Affordable housing that people can afford to purchase so that they have the 'pride of ownership'. Get people off the welfare rolls and off Social Security. I know many generations that are supported solely by the government. Stop these generations of dependency on the government.

c. What are appropriate types, designs and locations for housing that should be considered in Martinez to address housing needs?

Why would you build 50 units down on Buckley Street? What purpose? What are these people to do daily? They won't be able to walk to the Beaver Park or the Marina. Where will they buy food? Share a car do you think these people will have driver's licenses and auto insurance? And what Senior Affordable housing are you talking about? 55 might be considered a senior however I would consider a senior someone 65. 55 is a disabled citizen not a Senior. Build SENIOR housing for 65 + close to Lucky's or Wal-Mart where they might be able to buy a loaf of bread or a gallon of milk. Not at Buckley Street where they could only wish to have a loaf of bread or a gallon of milk. Design? Since when does this city consider designs of buildings? What Design Committee approved the District Attorney's new office or the Family Court Building? Those don't match anything in this city? So I am confused as to why you would ask about designs.

d. What actions can the City take to achieve our goals and vision for housing in Martinez?

I believe the City needs to take control of the city and not let the property owners get richer for stupid City decisions. Why is this 'Senior Housing Project' getting

passed over so quickly? How many pockets did the City pad? How many city property owners will benefit from this project? Say why don't they donate the land? Yea right that sounds like our city property owners. How much money has the city spent to get this passed without anyone knowing about it? How many regulations did the city get bypassed with lies regarding how much 'affordable senior housing' it is building? I am amazed at what happens in this city. Perhaps if one of these property owners owned the Marina we might have a beautiful Marina like Suisun does.

e. **Are there any other factors or items related to the City's Housing Element Update that should be considered?**

Don't know.

I believe that this project at Buckley Street is going to be an Annex of the River House. Although the residents will have to walk further to get to the local watering hole. I used to go to Main Street Tavern and saw most of the River House residents' there everyday drinking themselves to death. Yes most of them died. Buckley Street is going to be the same people living there. If the City feels propelled to build such a project make it truly SENIOR HOUSING with a minimum age of 65. Or better yet build it out at Lucky's. There are 2 vacant lots on Arnold. Just think how beautiful those types of buildings would be instead of those 2 eyesores. Pumpkin Patch – Senior Housing. You decide.

Housing Element Update



Meeting Summary – Service Providers

July 29th, 2009, 4:00 pm – 5:15pm

City Council Chambers, Martinez City Hall

Overview

As part of the ongoing outreach efforts to stakeholders, the Housing Element update team met with representatives from organizations that provide social services to the community. The following organizations were represented:

- Shelter, Inc
- Contra Costa for Every Generation
- Martinez Senior Center
- RES SUCCESS
- Interfaith Council of Contra Costa County
- CalWORKs - Contra Costa County

The purpose of the meeting was to learn more about the needs of seniors, people with disabilities, the homeless and near homeless, lower income households and other special needs populations.

After a brief overview of Housing Elements, there was a presentation about existing conditions and expected trends in Martinez. The bulk of the meeting was spent listening to the stakeholders.

Key Points

Much of the meeting was spent discussing the needs of seniors, a growing demographic group. Most seniors will choose to age in place, and it is important to have support available as they need them. Other seniors, including some from out of town, are looking to move to smaller, more walkable, more senior friendly (universally designed) homes. These homes also meet the needs of many younger residents as well.

The need for education was another important theme. In some cases, there has been resistance to projects, and it is important to educate the community about the need for affordable housing, supportive housing, etc.

Other key points included meeting the needs of homeless (who are mostly families) and people with developmental disabilities.

A full summary is provided below.

Full Summary

Below is a summary of all comments received at the meeting:

Seniors

- There is a growing need for senior friendly housing
- There are good examples of projects in Walnut Creek. They are walkable all age condominiums.
- Support seniors as they age in place is important
- Seniors are house rich and cash poor
- Many seniors are looking to trade down
- Walkability is very important
- Universal design should be included in new houses
- Senior center gets many calls from seniors who are looking to return to Martinez or move to the city to be near their (adult) children

Homeless

- Many homeless are families with children
- There have been issues in the past with the school district not understanding the laws about homeless children needing to be enrolled in schools immediately

Developmental disabilities

- Trend is to mainstream people with developmental disabilities
- Group homes are not the best practice anymore, apartments are better

Education

- It is important to educate the community

Other

- Riverhouse is well run and a good model
- City should encourage second units (look at impact fees, parking requirements, how to make it more affordable, encouraging developers to include them)
- Promote transit villages (housing near transit)
- Working with trusted nonprofit housing developers is important

Housing Element Update



Meeting Summary

Developers, Builders, Business Leaders

July 29th, 2009, 6:30 pm – 8:00pm
City Council Chambers, Martinez City Hall

Overview

As part of the ongoing outreach efforts to stakeholders, the Housing Element update team met with representatives from the business and development community. The following stakeholders were present:

- Main Street Martinez
- California Apartment Association
- Martinez Chamber of Commerce
- Contra Costa County Redevelopment Agency
- Builders/Contractors
- Developers (for profit and not for profit)
- Land Owners

The purpose of the meeting was to learn more about housing needs from their perspective, and to learn about constraints to new housing.

After a brief overview of Housing Elements, there was a presentation about existing conditions and expected trends in Martinez. The bulk of the meeting was spent listening to the stakeholders.

Key Points

Stakeholders expressed frustration that it is difficult to build new housing (profitably) in Martinez, and they believe that this is negatively affecting the entire community. Key points include:

- Address parking. Reduce parking requirements and provide public parking. Allow shared parking.

- Identify priority growth areas and streamline the development process in these areas. Provide density bonuses in these areas.
- Address slope density/hillside ordinance and height restrictions.
- Update the Zoning Ordinance and General Plan.

Full Summary

Below is a summary of all comments received at the meeting:

Priority Growth Areas

- Identify and focus on priority sites
- Offer streamlined process for key properties
- Offer fee waivers, or allow developers to pay fees in installments or at time of Certificate of Occupancy

Zoning/Regulations

- Slope density/hillside ordinance standards are too strict
- Some of the ordinances are in conflict (hillside, slope density, general plan)
- The Zoning Ordinance needs to be updated
- Don't have lists of what is allowed, have lists of what is not allowed
- Height restrictions are too low (should be closer to 35 feet)
- Heights are especially challenging in flood zone where properties have to be raised

Downtown and Marina

- Downtown Overlay District works better than the Downtown Specific Plan
- Downtown Specific Plan did not help enough
- The marina is a great draw and opportunity
- Densities are still too low downtown
- Market rate housing needed downtown

Parking

- Allow compact parking spaces
- Parking requirements are too high, particularly for multifamily properties and mixed use projects
- Parking is a challenge for mixed use developments
- What is the City planning on doing with the money in the parking fund?

Affordable

- 50 units per acre is needed for affordable housing
- Focus on enabling affordable housing at locations that meet the state criteria (near transit, retail, schools, medical, etc)
- Focus on moderate/above moderate income housing, people with spendable incomes [some debate about this point]

Housing Sites and Types

- Townhouses are not realistic in Martinez
- No apartments built in Martinez in 20 years
- There are not many large developable areas left in the City
- Most of the opportunities are for infill development
- Scenic easements or open space rules limit developable land

Other

- There should be a redevelopment agency
- Where does the cultural fee go?
- Lots of shopping dollars are spent elsewhere because there is not enough of the businesses that shoppers want downtown