CITY OF MARTINEZ **CITY COUNCIL AGENDA**
January 19, 2011

TO: Mayor and City Council

FROM: Terry Blount, AICP, Planning Manager
Jeff Baird, AICP, Baird + Driskell Community Planning

SUBJECT: Housing Element of the City's General Plan

DATE: January 13, 2011

RECOMMENDATION:

The City of Martinez proposes to update the Housing Element of the City's General Plan. Staff recommends that the City Council review the staff report and attachments, hold a public hearing to consider the proposal, and adopt the Revised Draft Housing Element.

BACKGROUND:

State law requires each city and county to adopt a general plan containing seven elements including a Housing Element. Rules regarding Housing Elements are found in California Government Code Sections 65580-65589. Housing Elements must be updated approximately every seven years. All Bay Area jurisdictions are currently in the process of updating their Housing Elements to comply with State law. The City's current Housing Element was adopted in 2005 and certified by the California Department of Housing and Community Development (HCD). The current Update builds upon the 2005 Housing Element as an important starting point.

Housing Element Update Process

In April 2009 the City Council created an 18-member Housing Element Update Task Force to provide guidance and technical assistance throughout the Update process. Task Force meetings 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 have been other opportunities for community members to provide input to the Housing Element Update. Other key outreach activities by the Task Force include:

(1) 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;

(2) Two outreach meetings tailored to specific stakeholder groups, with the goal of connecting with all segments of the population; and

(3) A public study session with the City Council and Planning Commission on October 7, 2009, conducted to provide direction to the Task Force for the preparation of the updated Housing Element. At that meeting, a number of comments were received relating to housing needs of the homeless, the Section 8 housing voucher rental assistance program, requirements for housing elements, code enforcement, etc.

At its last meeting November 19, 2009, the Task Force reviewed a first draft of the Housing Element, made modifications, and unanimously voted to recommend the policies and programs contained in it. This document is known as the "Discussion Draft Housing Element." The Discussion Draft Housing Element was then reviewed at a joint City Council and Planning Commission study session on December 16, 2009, and with minor changes and additions was determined to be adequate to send to HCD for their review. The requested revisions were made by staff. This revised document is referred to as the "Draft Housing Element."

Review by California Department of Housing and Community Development (HCD)

The Draft Housing Element was submitted to HCD on December 22, 2009 for their review as required by State law. The City received a letter from HCD dated February 18, 2010 (see Attachment 3) asking that additional information be included in the Draft Housing Element. Over much of 2010 City staff worked with HCD staff to respond to all of HCD's comments and to make modifications to the Draft Housing Element in compliance with State law requirements.

The attached Draft Housing Element and Errata (see Attachments 1 and 2), which together comprise the "Revised Draft Housing Element" referred to in HCD's letter, respond to all of HCD's requests and comments. As a result, HCD submitted a letter to the City dated September 28, 2010 (see Attachment 4) stating that "[t]he revised draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g)."

Planning Commission Hearings and Recommendation

The Planning Commission reviewed the Revised Draft Housing Element at its meeting of December 14, 2010. At that meeting the Commission reviewed the materials presented and took public testimony. The Commission asked a number of questions regarding points of clarification and discussed one potential addition and one potential change to the document.

One of the Commissioners requested the inclusion of more background information on the City's efforts to adopt an inclusionary housing ordinance in the section of the document that speaks to this topic. Another Commissioner requested the elimination of a portion of the language contained in one of the requested revisions from HCD. In regards to Program 15: *Continue to Implement the Downtown Specific Plan*, HCD has requested that additional language be added that shows the City's commitment to the promotion of residential development affordable to lower income households in the Downtown Specific Plan area (see pp. 1-2 of the Errata). The Commissioner requested that the reference to <u>residential development affordable to lower income households</u> be removed. The Commissioner felt that this was in conflict with the Downtown Specific Plan's objective of promoting for-sale housing. Staff noted that the reference was not specific to for-sale or rental housing, but just to lower income households in general.

HCD requested that the paragraph that contains this language be added to the Draft Housing Element as it bolsters the City's commitment to promoting residential development affordable to lower income households in the Downtown Specific Plan area. An important part of the State's changes to Housing Element law since the last one was adopted is an increase in local responsibilities and additional requirements for realistic solutions.

When the Commission voted on its recommendation to the City Council, it voted (Yea-5, No-1) to recommend adoption of the Revised Draft Housing Element with only one change- the inclusion of more background information on the City's efforts to adopt an inclusionary housing ordinance in the section of the document that speaks to this topic. If the Council agrees, staff will make this change to the final document.

DISCUSSION:

Contents of the Draft Housing Element

The updated Housing Element recommends a precise and do-able set of implementing programs, and condensed the previous element's goals into three goal areas and policies with related programs to implement them. These are summarized below.

Goal #1: *Housing Strengthens Our Thriving, Balanced, and Diverse Community.*
The City has an active role in implementing the Housing Element. There is public participation by all economic segments of the community in the development of the Housing Element and implementation of housing strategies, and there is equal housing opportunity through the elimination of all forms of discrimination in Martinez.

Key Implementing Programs

- Update the City's General Plan
- Update the City's Zoning Ordinance
- Review the Housing Element Annually
- Provide Information on Housing Programs

Goal #2: *Our Housing and Neighborhoods Have a High Standard of Quality***.**
Assure the fit of new housing with community goals. Protect and conserve the existing housing stock so that it can best serve the needs of Martinez residents, and preserve assisted multi-family rental housing units from conversion to market rate rental units.

Key Implementing Programs

- Continue to Participate in Neighborhood Preservation and Rehabilitation Programs
- Implement Code Enforcement
- Provide Information on Housing Programs (Rehabilitation Loans)
- Implement Neighborhood Improvements

Goal #3: *We Have a Mix of Housing Types and Choices.*
Provide for an adequate supply of safe, decent and affordable housing for all economic segments of the community and promote throughout the City a mix of housing types responsive to

household size, income, age and accessibility needs. Diligently pursue efforts to meet the City's regional housing needs, and expand housing opportunities for low and moderate income families and individuals, and persons with special needs.

Key Implementing Programs

- Consider Adoption of the Proposed Inclusionary Housing Ordinance
- Continue to Implement the Downtown Specific Plan
- Adopt Emergency Shelter Zoning
- Adopt Reasonable Accommodation Procedures

Key Changes from the 2005 Housing Element

Many Draft Housing Element changes are updates reflecting what has happened over the past several years. However, the new Draft contains several changes, as previewed during the study session in October 2009, to comply with new State law requirements. Two program areas that have been the most effective are the adoption and implementation of the Downtown Specific Plan in 2006, and 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. Key changes from the Housing Element adopted in 2005 include the following:

New Programs Supporting Housing for Special Needs Populations
The updated Housing Element contains programs to adopt procedures for "reasonable accommodation," and to adopt modifications to the City's Zoning Ordinance to incorporate State Density Bonus law incentives. New requirements as a result of SB2 are contained in the updated Housing Element to address homeless, transitional and supportive housing. SB2, adopted after the 2005 Housing Element, requires all cities and counties in California 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 2005 Housing Element contained a program to "adopt definitions, specify standards, and designate zoning districts in which transitional housing and emergency shelters for homeless persons will be permitted." That program was not implemented.

The updated Housing Element calls for the City to "establish zoning to allow emergency shelters for the homeless as a permitted use within the NC (Neighborhood Commercial), CC (Central Commercial), and R-1.5 (High-density residential) zoning districts, excluding the Downtown Specific Plan area, where the property is located within one-quarter mile of a transit stop. Zoning will also be established to allow religious facilities to open a permanent, year-round shelter with a use permit." Specific new programs related to special needs housing include: #23 Enact Zoning for Transitional, Supportive and Special Needs Housing; #24 Adopt Procedures for Reasonable Accommodation; and #27 Modify Requirements for Group Homes for Seven or More Persons.

Refinement of Programs to Provide Incentives for Development of Housing
The updated Housing Element carries forward many of the programs contained in the 2005 Housing Element related to potential housing sites. Continued actions include implementation of the Downtown Specific Plan and implementation of zoning changes as a result of the 2005

Housing Element. No changes are made in the updated Housing Element as they relate to the density or development potential on housing sites. In addition, as with the 2005 Housing Element, the updated Housing Element is consistent with Association of Bay Area Government (ABAG) projections for Martinez. The updated Housing Element contains programs to reduce any potential governmental constraints to the development housing. Specific new programs include: #15 Continue to Implement the Downtown Specific Plan; #26 Revise Multi-Family Parking Requirements.

Updated Data on Employment, Housing and Population Projections, Housing Needs, Affordability, Land Availability, Potential Governmental and Non-Governmental Constraints
The updated Housing Element contains updated statistics and analysis of housing issues per State law. The projections in the Housing Element are consistent with ABAG projections and the California Department of Finance.

California Environmental Quality Act (CEQA)

An Initial Study for the Draft Housing Element was prepared on November 18, 2010 (see Attachment 5). The 30-day public review period began December 9, 2010 and ended January 10, 2010. No comments were received. The Initial Study found that the project would not have a significant impact on the environment and a Notice of Intent to Adopt a Negative Declaration has been prepared.

FISCAL IMPACT:

There is no fiscal impact.

ACTION:

Motion approving a resolution adopting a Negative Declaration and amending the Martinez General Plan to adopt the Revised Draft Housing Element.

ATTACHMENTS:

1. 2007-2014 Draft Housing Element (HCD Submittal: December 22, 2009)
2. Errata to the Draft Housing Element
3. HCD Comment Letter Dated February 18, 2010
4. HCD Comment Letter Dated September 28, 2010
5. Initial Study Dated November 18, 2010
6. Resolution No. PC 10-09
7. Planning Commission Draft Meeting Minutes (December 14, 2010)

City Council Resolution No. ___ (Draft)

APPROVED BY:
City Manager

Attachment 1

2007-2014
City of Martinez

Housing Element

Draft Housing Element

Prepared December 22, 2009

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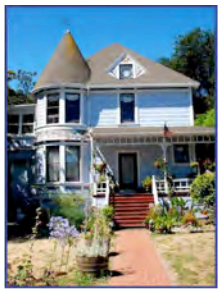

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Introduction

Section I

Overview

A Purpose of the Housing Element

All California cities and counties are required to have a Housing Element included in their General Plan which establishes housing objectives, policies and programs in response to community housing conditions and needs. 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 this 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.

This Housing Element focuses on the 2007-2014 planning period, consistent with the City's Regional Housing Needs Allocation (RHNA) and State law requirements. However, in recognition that housing needs must be addressed over the long-term as well, this Housing Element evaluates housing needs and opportunities within a longer-term context. For this reason, the Element contains a longer-term vision for housing in Martinez so that actions can be comprehensively prioritized. The Element is based on three strategic goals: (1) provide an adequate supply of housing to meet future needs, (2) preserve the existing housing supply, and (3) provide adequate housing for groups with special needs.

B Requirements for Housing Elements

State law requires each city and County to adopt a General Plan containing at least seven elements including a Housing Element. Regulations regarding Housing Elements are found in the California Government Code Sections 65580-65589. Although the Housing Element must follow State law it is by nature a local document. The focus of the Martinez Housing Element is on the needs, desires and vision of Martinez residents as it relates to

housing in the community. Within these parameters, the intent of the Element is also to comply with State law requirements.

Unlike the other mandatory General Plan elements, the Housing Element is required to be updated about every five to seven years and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development (HCD). 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 housing sites that will be zoned and available (prior to Housing Element adoption) within the 7.5 year housing cycle to meet the City's fair share of regional housing needs at all income levels.
- Be internally consistent with other parts of the General Plan.
- Be submitted to HCD to determine if HCD "certifies" that the Housing Element is in compliance with state law.

State law establishes detailed content requirements for Housing Elements and requires 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.

In accordance with State law, the Housing Element must 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 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.

C Definitions of Key Housing Terms

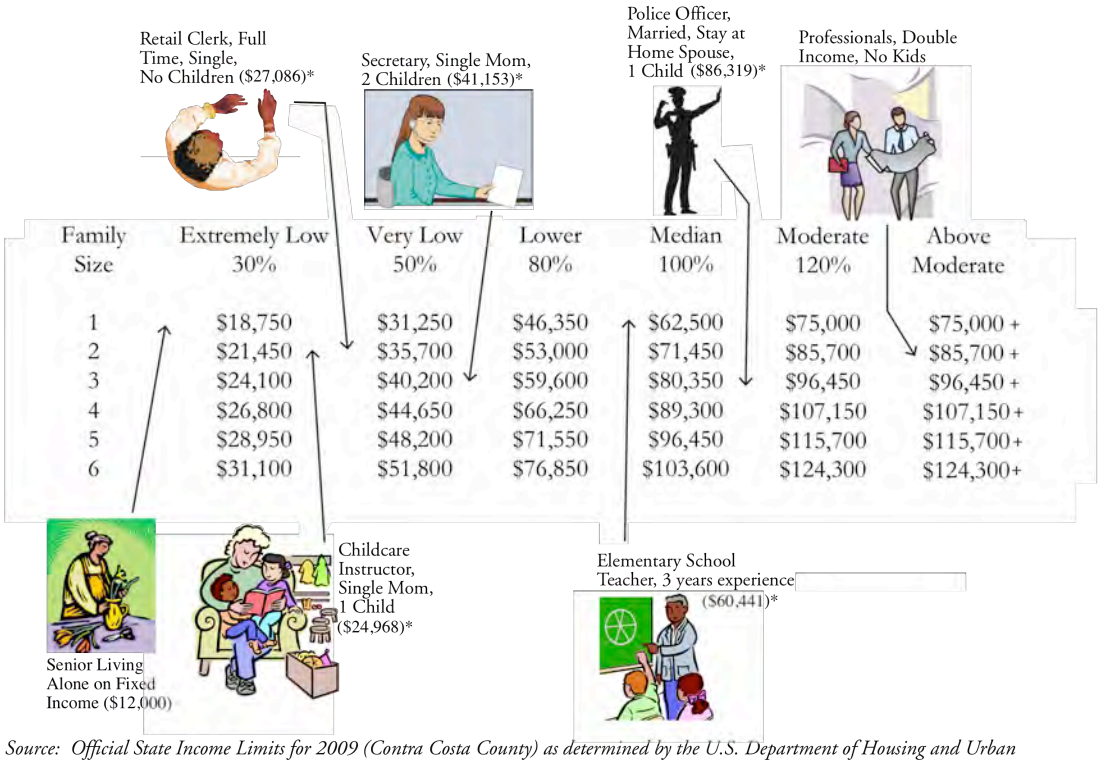
The State and Federal government use different words for housing than most people, and this often causes confusion. The priority in this Housing Element is promoting housing that middle class working families can afford. The State calls this affordable housing, even if it is market rate housing that blends in with the neighborhood. Additionally, the State labels many middle class working families as lower income. For example, a police officer would likely be low income, even though most people would call them solidly middle class. Teachers and postal clerks would likely be very low income. Because this Housing Element must follow the State vocabulary, it is important for readers to translate in their heads.

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. The generally accepted measure for determining whether a person can afford housing means spending no more than 30% of one's gross household income on housing costs, including utilities, principal and interest. For example, a schoolteacher earning $40,000 per year can afford $1,000 per month for housing, and a police officer or fire fighter earning $60,000 can afford up to $1,500 per month. The 30% standard is especially significant for lower income families, who have minimal extra income to pay for other needs.

So *how much* do so-called extremely low, very low, low and moderate income households earn and who are they? Below are definitions used in this Housing Element[1]. The graphic below illustrates some current salaries that fit in these various categories. By way of comparison, using the Housing Element definitions below, as of 2009, it is estimated that 18% of the current households in Martinez would be considered Very Low Income (with about two-thirds of the Very Low Income households considered Extremely Low Income), 14% would be considered Low Income, 31% would be considered Moderate Income, and 37% would be considered Above Moderate Income.

[1] Appendix C contains a more complete list of Housing Element definitions.

City of Martinez and Contra Costa County 2009 Household Income Limits



Family Size	Extremely Low 30%	Very Low 50%	Lower 80%	Median 100%	Moderate 120%	Above Moderate
1	$18,750	$31,250	$46,350	$62,500	$75,000	$75,000 +
2	$21,450	$35,700	$53,000	$71,450	$85,700	$85,700 +
3	$24,100	$40,200	$59,600	$80,350	$96,450	$96,450 +
4	$26,800	$44,650	$66,250	$89,300	$107,150	$107,150+
5	$28,950	$48,200	$71,550	$96,450	$115,700	$115,700+
6	$31,100	$51,800	$76,850	$103,600	$124,300	$124,300+

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.

Housing Element Definitions

- **Above Moderate Income Households:** Defined as households earning over 120% of the median household income. As of April 2009, a family of four earning more than $107,150 per year was considered above moderate income.

- **Extremely Low Income Households:** Government Code Section 65583(a) now requires local Housing Elements to provide "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 regional housing need and is defined as households earning less than 30% of the median household income — which, for family of four as of April 2009, would be to earn less than $26,800/year.

- **Income Limits:** Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Contra Costa County. State Law establishes detailed content requirements for Housing Elements and requires a regional "fair share" approach to distributing housing needs. The Regional Housing

Needs Allocation (RHNA) for jurisdictions in Contra Costa County for the 2007-2014 planning period is shown below as are the 2009 income limits for Contra Costa County. For many State and local programs, State Department of Housing and Community Development (HCD) income eligibility limits are used. HCD income limits regulations are similar to those used by HUD.

Contra Costa County FY 2009 Median Household Income Schedule

	Public Housing, Section 8, CDBG					
Family Size	**Extremely Low 30%**	**Very Low 50%**	**Lower 80%**	**Median 100%**	**Moderate 120%**	**Above Moderate**
1	$18,750	$31,250	$46,350	$62,500	$75,000	>$75,000
2	$21,450	$35,700	$53,000	$71,450	$85,700	>$85,700
3	$24,100	$40,200	$59,600	$80,350	$96,450	>$96,450
4	$26,800	$44,650	$66,250	$89,300	$107,150	>$107,150
5	$28,950	$48,200	$71,550	$96,450	$115,700	>$115,700
6	$31,100	$51,800	$76,850	$103,600	$124,300	>$124,300

Source: Department of Housing and Urban Development, effective March 19, 2000

- **Low Income Households:** California Health and Safety Code Section 50079.5 provides that the low-income limits established by the U.S. Department of Housing and Urban Development (HUD) are the state limit for low-income households. HUD limits for low-income household are generally households earning 50-80% of the median household income, adjusted for family size, with some adjustment for areas with unusually high or low incomes relative to housing costs. As of April 2009, a family of four earning between $44,650 and $66,250 per year was considered low income.

- **Moderate Income Households:** Defined by Section 50093 of the California Health and Safety Code as households earning 80-120% of the median household income. As of April 2009, a family of four earning between $66,250 and $107,150 per year was considered moderate income.

- **Very Low Income Households:** California Health and Safety Code Section 50105 provides that HUD very-low income limits are used, which are households earning less than 50% of the median household income (adjusted as described for low-income households above). As of April 2009, this would be a family of four earning less than $44,650 per year.

D Process for Preparing the Housing Element

In April 2009 the Martinez City Council created a 17-member Housing Element Update Task Force to provide guidance and technical assistance throughout the update process. The Task Force has met four times, including the November 19, 2009 meeting to review a first draft of the updated Housing Element. 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 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[2]. Additionally, there were a number of meetings that 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

[2] Appendix B — Community Comments, contains meeting summaries for all outreach conducted as part of the Housing Element update.

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.

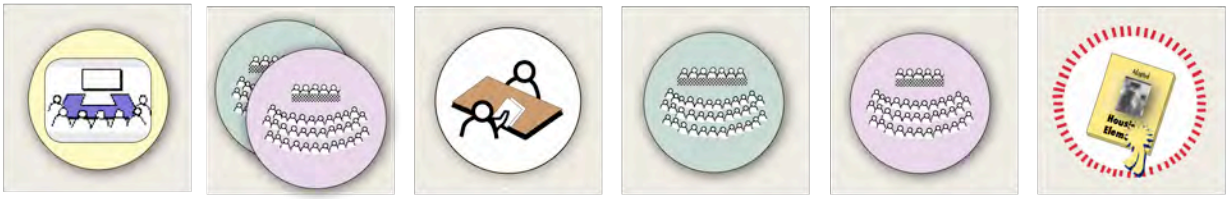
Following review of the Discussion Draft Housing Element with the Task Force at a publicly noticed meeting, this revised Discussion Draft Housing Element has been prepared for review at a publicly noticed study session with the Planning Commission and the City Council. Modifications will be made based on directions provided at the Study Session before the Draft Housing Element is sent to the California Department of Housing and Community Development (HCD) for their review and comment as required by State law. During HCD's review 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 during the first part of 2010.

The next steps in the Housing Element update process, including near-term meeting dates, are shown below.

Remaining Steps in the Process for Housing Element Adoption



Housing Element Task Force Meeting #4 Nov 19 2009	**Joint Planning Commission and City Council Work Session** Dec 16 2009	**State HCD Review of the Draft Housing Element** (60-Days)	**Planning Commission Public Hearing on the Draft Housing Element** April 2010	**City Council Public Hearing on the Draft Housing Element** May 2010	**Adoption of the Updated Housing Element as Part of the City of Martinez General Plan**
Review of the **Discussion Draft Housing Element**	Review of the **Discussion Draft Housing Element** and Direct Staff to Prepare the Draft Housing Element for HCD/ Community Review	Review of the **Draft Housing Element**	Public Hearing to Review the **Draft Housing Element** and **HCD/ Community Comments** (Make Recommendation to the City Council)	Public Hearing to Review the **Draft Housing Element** and **HCD/ Community Comments** (Adoption of the Updated Housing Element by the City Council)	**Adopted City of Martinez Updated Housing Element**

At its meeting on November 19, 2009, the Housing Element Task Force made modifications to a preliminary draft of the Housing Element and unanimously supported the recommendations contained in this Discussion Draft Housing Element with the changes made by the Task Force. Changes were also made at the December 16, 2009 City Council / Planning Commission Study Session. All of these changes are contained in this Draft Housing Element.

Section II

Key Findings

A Why Housing Is Important

The "housing crisis" in the Bay Area has been an evolving phenomenon over the past 30 years as high demand (and need) has continually exceeded supply and affordability. There has been a substantial movement in the Bay Area, intensified by concerns about climate change, to find ways to grow sustainably. That is, to encourage regional development patterns that are more compact, transit-oriented, pedestrian-oriented, attractively designed, and highly livable. A central focus of this movement and the very foundation for achieving a more sustainable and livable Bay Area is rethinking the way in which we plan, design, rehabilitate, preserve and manage housing in conjunction with transportation systems, jobs and services.

Below are key findings of the housing needs analysis that summarize important trends and considerations for the Housing Element:

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 the age of 21 and a higher percentage of individuals between ages 35 and 54.
- **Family households 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.

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 Planning Area (Includes the City's Sphere of Influence)							
Population	42,061	43,300	44,500	45,800	47,000	48,300	**5,000**
Households	16,583	16,980	17,660	18,340	19,970	19,660	**2,680**
Persons Per Household	2.45	2.47	2.44	2.42	2.28	2.38	**-0.09**
Employed Residents	22,633	21,520	22,980	24,420	26,150	27,560	**6,040**
Local Jobs	21,250	22,000	23,330	25,630	27,560	29,820	**7,820**
Employed Residents/Local 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

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.

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)

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.

- **According to the Association of Bay Area Governments (ABAG), 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.

Jobs Projections (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 Planning Area (Includes the City's Sphere of Influence)							
Agriculture and Natural Resources Jobs	30	30	30	30	30	30	**0**
Manufacturing, Wholesale and Transportation Jobs	350	330	330	330	330	330	**0**
Retail Jobs	500	490	500	520	540	560	**70**
Financial and Professional Services Jobs	890	860	890	940	990	1,040	**180**
Health, Educational and Recreational Service Jobs	2,660	2,820	2,940	3,050	3,170	3,300	**480**
Other Jobs	510	510	520	530	550	570	**60**
Total Local Jobs	4,940	5,040	5,210	5,400	5,610	5,830	**790**

Source: ABAG Projections 2007

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 were 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. Female-headed households with children have the highest poverty rate (15 percent) of any sub-population group.
- **Large family households 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.

- **The 2009 Contra Costa County Homeless Census found 79 unsheltered homeless people in Martinez, out of 1,872 unsheltered homeless people in the County.** The count found an additional 1,958 homeless persons in the County who were sheltered when the 2009 count was made. Mountain View House, an interim housing facility for the homeless located in Martinez, is operated by Shelter, Inc. The facility has individual, private rooms to accommodate seven families at a time (30 people including children).

Housing Characteristics

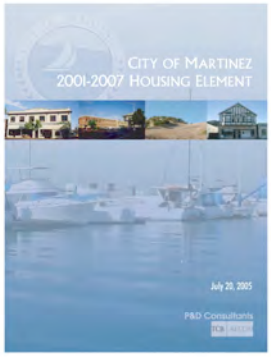
- **Of the 14,637 housing units reported by the Census in 2000 for the City of Martinez, just over 98 percent were occupied.** By comparison, 97 percent of the dwelling units Countywide were occupied. Of the 14,359 occupied housing units in the City, 69 percent were owner-occupied and 31 percent were 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 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 housing constructed prior to 1970) determined that 31 percent of the housing units in these areas of Martinez needed some form of rehabilitation or replacement.** Citywide, the estimated number of dwelling units in need of rehabilitation is 2,273, while 15 housing units are estimated to be in need of replacement. In There are more single-family homes in need of repair than any other housing type. Single-family units represented 63 percent of the total housing units in need of repair or replacement. However, within the multi-family housing type category, there is a higher proportion of units needing 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 homeowners but rates of overpaying are high for all lower-income categories.

B Review of 2005 Housing Element Accomplishments

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. In general, the same conclusion can be reached today. The City's staffing, financial, and other resources — and its ability to directly provide housing programs and services — are still quite limited today. For these reasons, this updated Housing Element focuses on programs that the City believes have a high probability of success in addressing housing needs in the community. 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.



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 the California Department of Housing and Community Development (HCD). The current Martinez Housing Element remains viable and current as the City moves forward during the next planning period (2007-2014). The City's current Housing Element not only responds to State law requirements, but also contains a number of community-based strategies. Two program areas that have been the most effective are the adoption and implementation of the Downtown Specific Plan in 2006, and 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.

Below is a review of all the programs contained in the 2005 Housing Element.

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.

Program 1
The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the City's website that describes programs available

in the City Martinez, contains County application forms, and provides direct links to County agencies that administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter and training City staff to provide referrals to County agencies; and (d) Distributing information on County programs at community centers.

Progress: This program has been implemented on time and using existing City resources. Links to County programs are made on the City website, as well as the front counter where informational brochures are made available to the public. The completion on this program has increased local awareness of, and access to, information on County programs.

Recommendation: Continue program and identify additional ways to publicize information.

Program 2

Maintain and monitor a land inventory to determine where it may be appropriate to develop higher density housing. Disseminate this information to interested housing providers and developers. The City will promote the use of the land inventory in the following manner: (a) A link on the City's website; (b) Distribution at the City's public counter; (c) A notice to local homebuilder and contractor organizations and affordable housing providers active in Contra Costa County.

Progress: Program 2 was completed in July 2006 when the City Council approved rezoning of over 15 acres of underutilized industrial and commercial land to high density residential. Through the rezonings the City identified areas to encourage the production of more affordable housing. On-going tasks include creating the web link and promoting these sites to builders in the area.

Recommendation: Continue program and identify additional ways to publicize information.

Program 3

Actively pursue the cooperation of non-profit housing organizations through the following actions: (a) Invite nonprofit housing providers active in Contra Costa County to participate in a housing strategy meeting to discuss opportunities for developing affordable housing in Martinez. The City will meet annually with these nonprofit organizations; (b) Maintain a sites inventory and provide this inventory to nonprofit housing providers; (c) Expedite review of residential development proposals that include affordable housing units through the City's Project Review Committee, staff-level coordinating committee; (d) Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning compliance issues in the most cost-effective and expeditious manner possible; and (e) Provide information within the City's possession to support affordable housing funding requests.

Progress: Program 3 is on-going. The City has maintained a site inventory for affordable housing that can be shared with nonprofit builders. A housing strategy meeting planned for the summer 2007 was not held due to staffing limitations. Expedited review, technical assistance and support to funding requests are on-going as needed.

Recommendation: Continue program and identify additional ways to outreach to non-profits.

Program 4
Establish minimum density targets for opportunity sites that the City has determined are feasible for affordable housing. The City should encourage average densities of at least 75 percent of the
maximum permitted by zoning to ensure compliance with State law requirements for adequate sites. The Policy would not apply to sites that have physical constraints impeding the achievement of at least 75 percent of maximum density.

Progress: Standards contained in the Downtown Overlay District and the Downtown Specific Plan allow 29 units/acre permitted by-right, and up to 43 units/acre if a use permit is approved with findings (see discussion in Section VII — B — Available Land for Housing). State Density Bonus law also can be utilized, as was done with the RCD project recently approved by the City Council.

Recommendation: This program is no longer needed due to adoption of the Downtown Specific Plan and allowances for higher densities as described above.

Program 5
Continue to provide expedited review of affordable housing developments through the coordinating activities of the Development Review Committee, and give priority to such projects in scheduling meetings of the Design Review Committee, to maintain a shortened review period and evaluate recommendations to avoid constraints on production of affordable housing.

Progress: The City worked with the developer of the RCD project (100% very low income senior project) to provide expedited review so the project could make important funding deadlines as needed.

Recommendation: Continue program.

Program 6
Adopt a Downtown Specific Plan that: (a) Contains design guidelines in the downtown area to facilitate residential in-fill and mixed use projects; (b) Identifies housing opportunity sites, and provides flexibility in the application of development standards to sites that have development constraints; and, (c) Contains guidelines for affordable residential use of floor space above the ground-floor level commercial establishments the downtown.

Progress: The City Council adopted the Downtown Specific Plan in June of 2006. The Plan establishes design guidelines to facilitate infill and mixed use development, and identifies opportunity sites in a contextual map. The City has implemented the Downtown Specific Plan by enacting consistent zoning, including:

- ✓ Amendment of General Plan map and text for consistency with the Specific Plan.
- ✓ Amendment of Central Martinez Specific Area Plan to include Specific Plan land use designations to replace the Specific Area Plan designations for the Specific Plan area.
- ✓ Amendment of Zoning Map to include three new zoning districts (Downtown Shoreline, Civic, and Historic Overlay; including use of the Central Commercial [CC] zoning district in the Downtown Core area).
- ✓ Expansion of existing CC district in the Downtown Core to replace the former SC and LI zoned areas north of Downtown's historic commercial core.
- ✓ Amendment of CC district to provide for a height limit of 40', or three stories, higher with a use permit, and a maximum density of 43 units/acre.

- ✓ Amendment of Zoning Code to include a Historic Overlay District and specific provisions regarding demolitions or substantial modifications to buildings contained within the District.
- ✓ Rezoning the area within the boundaries of the Historic Overlay District, as shown in the Specific Plan.

Recommendation: Continue to implement the Downtown Specific Plan.

Program 7

Revise the City's Zoning Ordinance to address the following: (a) Code Section 65852.2. The City will adopt a process for existing property owners without legally conforming second units to bring their second unit into compliance to the City's zoning and building standards. The objective of the process will be to encourage compliance rather than penalize property owners. The City will revise its second unit standard to eliminate the requirement for written consent of neighboring property owners. (b) Codify density bonus requirements of State law (Government Code Sections 65915 – 65918) in the City's Zoning Ordinance that provides for the same incentives as offered in the Downtown Overlay Zone, plus consideration of fee waivers or deferrals if necessary for a project's financially feasibility. (c) Allow uses permitted in the R-3.5 through R-1.5 districts (multi-family residential) and mixed use projects in light industrial districts to encourage the development of affordable housing. (d) Establish a formal administrative procedure for granting persons with disabilities reasonable accommodation in the application of the City's land use regulations and establish criteria to be used when considering such requests. (e) Adopt definitions, specify standards, and designate zoning districts in which transitional housing and emergency shelters for homeless persons will be permitted. The City will solicit input from local service providers in the preparation and adoption of the amendment to the Zoning Ordinance to ensure that development standards and permit processing will not impede the approval and/or development of homeless shelters. The City will select zoning district(s) in which there are existing vacant or underutilized sites that could accommodate such a use.

Progress: The City adopted Zoning Ordinance amendments in 2004 in compliance with state requirements to allow secondary housing units through administrative review in all residential districts. The process for proceeding with the remaining revisions has not been undertaken due to insufficient staff resources.

Recommendation: Standards for second units have been adopted. The City will continue to implement the incentives offered in the Downtown Specific Plan, which would address many of the items identified in the previous Housing Element. The updated Housing Element contains programs to adopt procedures for "reasonable accommodation," and to adopt modifications to the City's Zoning Ordinance to incorporate State Density Bonus law incentives. New requirements as a result of SB2 (described later in this document) are contained in updated Housing Element to address homeless, transitional and supportive housing.

Program 8

To accommodate its future very low, low, and moderate income housing needs, the previous Housing Element proposed a General Plan amendment and the rezoning of 15 acres of land among the sites identified in the Housing Element for housing at densities and with development standards equivalent to R-1.5 zoning (1,500 square feet of land area per unit, or 29 units/acre. In addition, the previous Housing Element supported adoption of the Downtown Specific Plan with incentives, design guidelines, and regulatory standards that encourage residential development on sites with infill and re-use potential. The Element proposed incentives similar to those offered in the Downtown Overlay District (such as reduced setbacks, higher lot coverage, lower lot area per dwelling unit, and lower parking requirements).

Progress: In July 2006, the City enacted General Plan amendments and rezoned 15 acres of land among the sites identified in previous Housing Element for housing that can be developed at 29 units/acre density, with development standards equivalent to R-1.5. The City also adopted a Downtown Specific Plan in 2006.

Recommendation: Continue to implement current zoning and the Downtown Specific Plan — no other changes needed.

Program 9

The City will adopt an affordable housing requirement as part of the Zoning Ordinance. The requirement will apply to new residential and mixed-use developments with a residential component and will specify the percentage of dwelling units that must be affordable to very low- and/or low-income households. The specific requirements for the program, and incentives to be offered by the City, will be determined as part of the ordinance adoption process.

Progress: The City will consider adopting an Inclusionary Housing Ordinance or housing impact fee as a means of providing some below market rate housing in market rate developments and to disperse affordable housing throughout the community.

Recommendation: Include a program to consider adopting an Inclusionary Housing Ordinance or impact fee.

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.

Program 10

Enforce State regulations requiring access and opportunity for the handicapped in new developments.

Progress: The process of incorporating these regulations into the City's Zoning Ordinance has not been undertaken to date.

Recommendation: The updated Housing Element contains programs to adopt procedures for "reasonable accommodation."

Program 11
Continue to vigorously pursue code enforcement efforts in residential areas through the City's Building Department. .

Progress: The City is continuing with this effort.

Recommendation: Continue program.

Program 12
Establish the public improvement-replacement program in residential areas suffering from neglect. Provide curb, gutter, and sidewalk improvements to the extent that funds are available for this purpose.

Progress: The process of establishing this program has not begun due to insufficient funding, although a demonstration project was implemented in the Downtown Specific Plan area (residential portion) and the City seeks to build upon that success.

Recommendation: Continue program.

Program 13
Adopt procedures for evaluating applications for demolition of substandard residential structures. This evaluation shall consider the implications of the demolition with respect to the retention of affordable housing. If demolitions are deemed to result in a reduction of the amount of affordable housing in Martinez, the City shall require the proponent of the demolition to cooperate with the City in providing relocation assistance to displaced residents and in determining the means for replacing demolished units.

Progress: The process for adopting these procedures has not been undertaken since this does not appear to be an issue in Martinez.

Recommendation: Remove program.

Goal #3: Expand and Conserve Housing Opportunities

Expand and conserve housing opportunities for low and moderate income families and individuals.

Program 14
Continue to participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program. The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) A link on the City's website that describes programs available in the City Martinez, contains County application forms, and provides direct links to County agencies that administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter and training City staff to provide referral to County agencies; and, (d) Distributing information on County programs at community centers.

Progress: The City is continuing with this effort.

Recommendation: Continue program and identify additional ways to publicize information.

Program 15
Continue to participate in single- and multi-family mortgage revenue bond programs for qualified moderate and middle income homebuyers and low-income renters. The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) A link on the City's website that describes programs available in the City of Martinez, contains County application forms, and provides direct links to County agencies that administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter and training City staff to provide referral to County agencies; (d) Distributing information on County programs at community centers; and, (d) Participate in Contra County Trust Fund efforts by providing financial and staff support.

Progress: The City is continuing with this effort.

Recommendation: Continue program and identify additional ways to publicize information.

Program 16
Continue to enforce existing condominium conversion ordinance.

Progress: The City is continuing with this effort.

Recommendation: Continue program and identify additional ways to publicize information.

Goal #4: Equal Housing Opportunity

Elimination of all forms of discrimination in Martinez.

Program 17
Continue to publicize information on fair housing laws and State and federal anti-discrimination laws; refer all complaints to Contra Costa County Housing Division, the Contra Costa Housing Authority, or the California Department of Fair Employment and Housing, as appropriate. The City will educate selected staff in the Community and Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City's website.

Progress: The City is continuing with this effort.

Recommendation: Continue program and identify additional ways to publicize information.

Program 18
Support efforts of Countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies for those seeking health and human service assistance. Information on County programs will be made available at the City's public counter and links to County agencies will be provided on the City's website.

Progress: The City is continuing with this effort.

Recommendation: Continue program and identify additional ways to publicize information.

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

Program 19
Investigate the potential for participation in the Rental Deposit Guarantee and Revolving Loan fund operated by Shelter Inc. to specifically assist Martinez residents and to prevent and reduce the homeless.

Progress: The City is continuing with this effort.

Recommendation: Continue program and identify additional ways to publicize information.

Program 20
Meet with representatives of community organizations, including local churches and others interested in providing services to the homeless, to investigate the potential for establishing a shelter network for the homeless as part of the County's broader effort to address homelessness through the Contra Costa County Consortium. Adopt the Countywide Continuum of Care Plan, entitled "Ending Homelessness within the Next Ten Years."

Progress: The process for outreach has not been undertaken due to insufficient staff resources.

Recommendation: New requirements as a result of SB2 (described later in this document) are contained in updated Housing Element programs for homeless, transitional and supportive housing.

Program 21
Encourage reduction of housing expenses through shared-living arrangements. Contact the Contra Costa County Housing Division to identify organizations (such as ECHO) that specialize in operating shared housing referral and placement programs primarily for low-income residents. Outreach could be conducted through the senior center, libraries, City Hall, and the media. Determine the feasibility of establishing a program in Martinez based on program costs to the City.

Progress: The process for outreach has not been undertaken due to insufficient staff resources.

Recommendation: Continue program and identify additional ways to publicize information.

Program 22
Continue to meet with other jurisdictions in Contra Costa County and support ABAG programs to develop a regional program for achieving a balance between housing and jobs.

Progress: The City is continuing with this effort.

Recommendation: Continue program.

Program 23
Continue to implement service performance standards that do not inhibit the development of affordable housing as part of the City's Growth Management Element of the General Plan.

Progress: The City is continuing with this effort.

Recommendation: Continue program.

Goal #6: Preserve Assisted Multi-Family Housing
Advocate and diligently pursue efforts to meet the City's regional housing needs.

Program 24
Adopt an ordinance requiring a one-year notice to residents, the City and Contra Costa Housing Authority of all conversions of Below Market Rate housing units to market rates. Monitor the status of the units at risk. Establish regular contact with the owners of these units. If the units appear to be in danger of converting, establish contact with public and nonprofit agencies who may be interested in managing or purchasing the units to inform them of the projects status and inform tenants of any assistance available.

Progress: The initiation of the process to adopt an ordinance has not begun due to insufficient staff resources.

Recommendation: While no assisted units have been identified as being “at risk” of conversion to market rates, this program should be carried forward in the updated Housing Element. In addition, annual Housing Element review can be used as a mechanism to monitor program implementation.

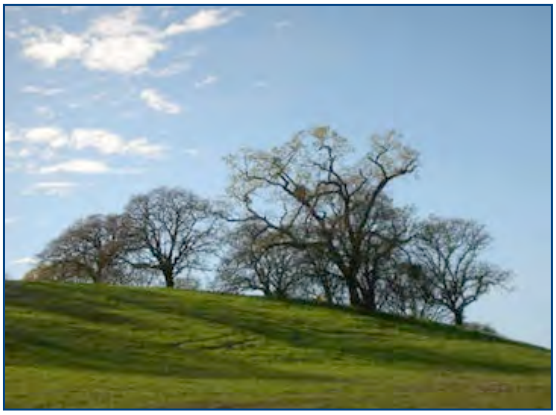
Goal #7: Public Participation by All Economic Segments
To achieve participation of all economic segments of the community in the development of the Housing Element and housing strategies.

Program 25
Send public hearing notices to all interested public and nonprofit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior center; and publish a notice in the local newspaper.

Progress: The City is continuing with this effort.

Recommendation: Continue program.

C Consistency with the Martinez General Plan



The City of Martinez is subject to the requirements of State legislation. One of the requirements is that all of the goals and policies of the City’s General Plan elements must be internally consistent. Internal consistency of Martinez's General Plan has been achieved by ensuring that all elements are mutually supportive. Further, assuring that all elements of the General Plan meet State law requirements provides consistency. The Housing Element addresses all State requirements, including relevant legislation enacted subsequent to adoption of the previous element. It contains information on housing

constraints and actions to deal with constraints, and reflects recent population, housing, land use, environmental and employment data.

The Housing Element includes information on the number of units required to meet Martinez's housing need, and its share of the regional need. Sites with development potential in accordance with the City's housing needs are evaluated, and are consistent with the land use designations contained in the General Plan and the Downtown Specific Plan. The entire General Plan, including this revised Housing Element, reaffirms the City objectives of preserving its existing character, while fostering the introduction of new residential development that is in keeping with that character.

General Plan Consistency

City policies supporting higher density housing include:

- Land Use Element, Residential Uses, High Density Residential Areas supports high density residential development in limited areas. The primary purpose is provision of housing to serve the needs of single persons, young families, and childless households.
- Central Martinez Specific Area Plan, Housing identifies areas that encircle the central business district to increase the housing supply and eliminate the threat of visual and structural blight to adjacent residential neighborhoods.
- Central Martinez Specific Area Plan, Housing states that new construction of multi-family housing should be encouraged to meet present demand and to "reconstruct" blighted areas, where such construction will not threaten the character of existing neighborhoods. In addition, infill development of vacant and underutilized parcels at a higher density should be encouraged if development reinforces architectural styles, a higher quality development, and encourages the consolidation of smaller parcels.

Downtown Specific Plan Consistency

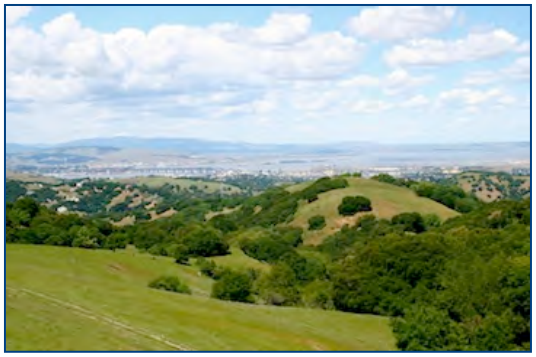
The Downtown Specific Plan encourages land use opportunities for Downtown Martinez to serve as a cultural, arts and entertainment center offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, culture and the arts. Additional discussion of the Downtown Specific Plan and the Downtown Overlay District is contained later in this document in (see discussion in Section VII — B — Available Land for Housing).

Vision, Goals, Policies and Programs

Section III

Housing Vision, Goals, Policies and Programs

Vision Our Vision for Housing in Martinez



The primary challenge of the Martinez Housing Element is to properly address local housing needs while ensuring that new housing will "fit-in" with the existing and planned character, quality, environmental constraints and resources of the community. Visioning is a way of looking at the future. It is important that the Housing Element focuses not only on today's issues and concerns, but also looks forward to a longer-term point in time to identify a desired end state — taking a constructive, positive look at our community by defining within a larger context WHAT WE WANT instead of just reacting to today's problems. This approach helps to define our common values and goals within an overall context, and helps to identify near-term actions supporting our long-term directions. Questions include:

- **What Kind of Housing Do We Need?** What kind of housing (size, type, location and price) best fits with our workforce housing needs, household characteristics, and ability to pay for housing?
- **Where Can We Appropriately Put New Housing?** Where in our community can additional residential units be accommodated, especially for extremely low, very low, low, and moderate income households?
- **How Can We Effectively Work Together?** What can the City do — in collaboration with the community, community organizations, other agencies, non-profits, and for-profit developers — to encourage the construction of needed workforce and special needs housing?
- **How Can We Effectively Help Special Needs Groups?** What can be done to assist those households with special needs including, but not limited to the elderly, homeless, people living with physical or emotional disabilities?

The next sections of the Housing Element are organized by the Housing Goals, with *Our VISION for Housing in Martinez* and priorities for near-term (2007-2014) Housing Element implementing actions described under each goal.

Goal #1: Housing Strengthens Our Thriving, Balanced, and Diverse Community.

The City has an active role in implementing the Housing Element. There is public participation by all economic segments of the community in the development of the Housing Element and implementation of housing strategies, and there is equal housing opportunity through the elimination of all forms of discrimination in Martinez.

Our Vision of Martinez in the Year 2025

In the year 2025 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 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.

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 a number and variety of recreational amenities, and we have designed activities to create gathering places for our community.

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.

Key Implementing Programs

- Update the City's General Plan
- Update the City's Zoning Ordinance
- Review the Housing Element Annually
- Provide Information on Housing Programs

Goal #2: Our Housing and Neighborhoods Have a High Standard of Quality.

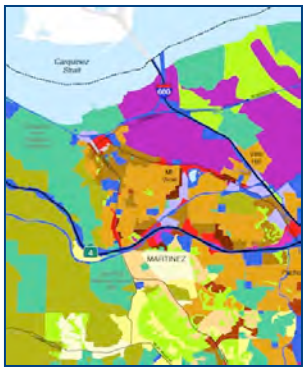
Assure the fit of new housing with community goals. Protect and conserve the existing housing stock so that it can best serve the needs of Martinez residents, and preserve assisted multi-family rental housing units from conversion to market rate rental units.

Our Vision of Martinez in the Year 2025

> Our housing and neighborhoods are attractive. 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 seismically safe.

Key Implementing Programs

- Continue to Participate in Neighborhood Preservation and Rehabilitation Programs
- Implement Code Enforcement
- Provide Information on Housing Programs (Rehabilitation Loans)
- Implement Neighborhood Improvements



Goal #3: We Have a Mix of Housing Types and Choices.
Provide for an adequate supply of safe, decent and affordable housing for all economic segments of the community and promote throughout the City a mix of housing types responsive to household size, income, age and accessibility needs. Diligently pursue efforts to meet the City's regional housing needs, and expand housing opportunities for low and moderate income families and individuals, and persons with special needs.

Our Vision of Martinez in the Year 2025

> There is housing for all. We have many types of housing to meet our varied needs. 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. 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.

Key Implementing Programs

- Continue to Implement the Downtown Specific Plan
- Adopt Emergency Shelter Zoning
- Adopt Reasonable Accommodation Procedures
- Implement First-Time Homebuyer Assistance
- Consider Adoption of Inclusionary Housing Ordinance or Housing Impact Fee
- Consider Establishment of a Redevelopment Area

Goal 1 Housing Strengthens Our Thriving, Balanced, and Diverse Community

The City has an active role in implementing the Housing Element. There is public participation by all economic segments of the community in the development of the Housing Element and implementation of housing strategies, and there is equal housing opportunity through the elimination of all forms of discrimination in Martinez.

Policies

1.1 **City Leadership.** Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually to review housing goals and target achievements.

1.2 **Regional Housing and Sustainability Strategies.** Support a regional approach to solving the housing problems that supports sustainability principles and reduces reliance on private automobiles, and coordinate with agencies providing housing or housing-related services.

1.3 **Fair Housing and Equal Housing Opportunity.** The City will ensure provision of housing opportunities for all people and will take appropriate actions when necessary to ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age or other arbitrary factors.

1.4 **Outreach and Participation.** Promote participation by all residents of Martinez in the development of housing strategies and programs. Encourage minority participation in all sectors of the housing market.

Implementing Programs

1 **Review the Housing Element Annually.** As required by State law, the City will review the status of Housing Element programs by April of each year, beginning April 2011.

Responsibility: Community and Economic Development Department; Planning Commission; City Council
Timing: Annual review
Funding: General Fund
Target: Review and monitoring of Housing Element implementation; submittal to HCD.

2 **Coordinate with Housing Support Services Agencies.** Support efforts of Countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies for those seeking health and human service assistance. Information on County programs will be made available at the City's public counter and links to County agencies will be provided on the City's website. This program will be coordinated with Housing Element Program 5.

Responsibility: Community and Economic Development Department
Timing: As part of the Housing Element annual review
Funding: General Fund; Outside Funding
Target: Obtain and distribute materials and summarize available programs (see Housing Element Program 5).

3 **Coordinate with State, Regional and Contra Costa County Agencies on Housing, Transportation and Climate Action Change.** Continue to meet with other jurisdictions in Contra Costa County and support ABAG programs to develop a regional program for achieving a balance between housing and jobs. Update the Growth Management Element (consistent with Measure C) and the Housing Element consistent with regional and State law requirements in a timely manner.

Responsibility: Community and Economic Development Department; City Manager; City Council
Timing: Participate in ongoing regional planning activities and update the

Housing Element by 2014

Funding: General Fund

Target: Consistency with SB375, Measure C and other regional and State mandates.

4 **Publicize Fair Housing Laws and Respond to Discrimination Complaints.** Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. Discrimination complaints will be referred to the Contra Costa County Housing Division, the Contra Costa Housing Authority, or the California Department of Fair Employment and Housing, as appropriate. The City will educate selected staff in the Community and Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City's website and available consistent with Program 5.

Responsibility: Community and Economic Development Department; City Attorney; City Manager

Timing: In response to complaints

Funding: General Fund

Target: Obtain and distribute materials (see Housing Element Program 5).

5 **Provide Information on Housing Programs.** The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the City's website that describes programs available in the City Martinez, contains County application forms, and provides direct links to County agencies that administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter; (d) Training City staff to provide referrals to County agencies; and, (e) Distributing information on County programs at community centers.

Examples of specific information would include:

(1) Fair Housing Laws
(2) Rehabilitation loan programs
(3) Housing Authority information
(4) Contra Costa County housing programs
(5) Code enforcement

(6) Homebuyer assistance
(7) Shared living opportunities

Responsibility: Community and Economic Development Department
Timing: Review and obtain materials by September 2010; distribute and post materials, conduct staff training by December 2010; annually update as needed thereafter
Funding: General Fund
Target: Posting and distributing of information.

6 **Conduct Community Outreach When Implementing Housing Element Programs.** Notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council. Maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior center; and publish a notice in the local newspaper. Information will be posted on the City's website and will be made available consistent with Program 5.

Responsibility: Community and Economic Development Department
Timing: Consistent with implementing programs
Funding: General Fund
Target: Conduct outreach and distribute materials (see Housing Element Program 5).

7 **Update the City's General Plan.** Update the City's General Plan to assure ease of implementation of City policies and consistency with SB375 and other requirements.

Responsibility: Community and Economic Development Department; Planning Commission; City Council
Timing: 2011
Funding: General Fund
Target: Updated General Plan.

8 **Update the City's Zoning Ordinance.** Update the City's Zoning Ordinance to assure ease of implementation and consistency with City policies. The update would include review of use categories, updates required pursuant to State law (such as State Density Bonus Law) and the Housing Element, and consistency with the update of the General Plan.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: 2013
Funding: General Fund

Target: Updated Zoning Ordinance.

9 **Consider Establishment of a Redevelopment Area.** Consider the establishment of a redevelopment area to assist in meeting multiple City goals, including the provision of funding for affordable housing.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: 2012
Funding: General Fund
Target: Consideration of Redevelopment area; preparation of a Redevelopment Plan if determined to be feasible.

Goal 2 Our Housing and Neighborhoods Have a High Standard of Quality

Assure the fit of new housing with community goals. Protect and conserve the existing housing stock so that it can best serve the needs of Martinez residents, and preserve assisted multi-family rental housing units from conversion to market rate rental units.

Policies

2.1 **Design of Housing and Neighborhoods.** Assure excellence in project design consistent with community character (architecture, site planning, and amenities) and City policies for development areas.

2.2 **Conserve Existing Housing.** Conserve the City's housing stock, including existing rental housing and single-family homes that are affordable to low and moderate income households.

2.3 **Code Enforcement and Housing Rehabilitation.** Assure compliance with the City's building codes to maintain the quality of the housing stock, and pursue available rehabilitation programs for both owner occupied and rental housing and funding for the conservation, retrofitting and rehabilitation of viable older housing to preserve neighborhood character.

2.4 **Loss of Housing Units.** Discourage the conversion of older residential uses to non-residential uses, unless there is a finding of public benefit and that equivalent housing can be provided for those who have been displaced by the proposed conversion.

2.5 **Condominium Conversions.** Regulate the conversion of apartments to condominiums to preserve the existing stock of rental apartments.

2.6 **Long-Term Protection of Subsidized Housing.** Seek to preserve existing low-cost rental housing for occupancy by lower-income residents.

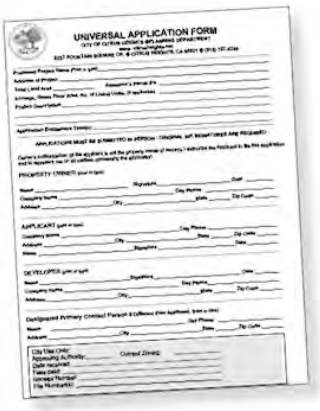
2.7 **Energy Conservation Improvements.** Encourage energy conservation improvements and promote energy conservation programs through rehabilitation loan programs, City staff training and the distribution of information on energy conservation improvements.

Implementing Programs

10 **Continue to Participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program.** The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through Program 5.

Responsibility: Community and Economic Development Department; Public Works Department (Building Division)
Timing: Ongoing
Funding: General Fund and County Programs
Target: Conduct outreach and distribute materials (see Housing Element Program 5), and link with code enforcement activities. Rehabilitation of 2 extremely low income, 8 very low income, and 10 low units by 2014.

11 **Implement Code Enforcement.** Continue to vigorously pursue code enforcement efforts in residential areas through the City's Public Works Department (Building Division).



Responsibility: Public Works Department (Building Division)
Timing: Ongoing
Funding: General Fund
Target: Improved conditions, community education, and distribution of materials. Conservation of 40 units/year (210 units by 2014).

12 **Implement Neighborhood Improvements.** Identify possible neighborhoods in need of upgrading and implement a program to upgrade curb, gutter, and sidewalks to the extent that funds are available for this purpose. The next focus area should be residential areas surrounding the Downtown Specific Plan area and potential change areas.

Responsibility: Community and Economic Development Department; Public Works Department; City Council
Timing: Identify potential streets/neighborhoods by 2011; implement improvements as funding and staffing are available
Funding: General Fund or Other Funding
Target: Study and make neighborhood improvements.

13 **Adopt Ordinance for At-Risk Housing.** Adopt an ordinance requiring a one year notice to residents, the City, Contra Costa County Housing Authority, and Contra Costa County Redevelopment Agency of all conversions of Below Market Rate housing units to market rates. Monitor the status of the units at risk. Establish regular contact with the owners of these units. If the units appear to be in danger of converting, establish contact with public and nonprofit agencies who may be interested in managing or purchasing the units to inform them of the projects status and inform tenants of any assistance available.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: 2013 with other Zoning Ordinance updates
Funding: General Fund
Target: While there are no known units at risk of losing subsidies, the City's efforts would preserve 522 assisted units in Martinez, including an estimated 75 units extremely low income, 200 units very low income, and 200 low units and 47 moderate income units by 2014.

Goal 3 We Have a Mix of Housing Types and Choices

Provide for an adequate supply of safe, decent and affordable housing for all economic segments of the community and promote throughout the City a mix of housing types responsive to household size, income, age and accessibility needs. Diligently pursue efforts to meet the City's regional housing needs, and expand housing opportunities for low and moderate income families and individuals, and persons with special needs.

Policies

3.1 **Higher Density Development.** High density development will be allowed where compatible with existing development, environmental review, and land use regulations.

3.2 **Streamlined Review.** Continue existing streamlined development review process for all residential projects and facilitate priority review where appropriate for affordable, below market rate and special need housing projects.

3.3 **Annexation to Meet Housing Needs.** Encourage thorough study and, if appropriate, the annexation of vacant land appropriate for residential use within the Martinez Planning Area.

3.4 **Mixed Use.** Encourage mixed residential/commercial uses on those parcels where a mix of land uses is feasible and appropriate.

3.5 **State Density Bonus Law.** Provide density bonuses to projects according to requirements of State law.

3.6 **Variety of Housing Choices.** Encourage a mix of housing units throughout the City including:

a. Lower income seniors, families with children, single parents, young families, victims of domestic violence, and the disabled.
b. Housing that is affordable to first time buyers and renters of all income levels.
c. A variety of rental and ownership housing opportunities for low and moderate income households.

d. Recognition that higher priced residential opportunities must also be provided.
e. Smaller size housing units.
f. Single level multi-family housing.

3.7 **Contra Costa County Housing Authority.** Continue to lend assistance and support to projects developed by the Housing Authority.

3.8 **Emergency Shelter and Disaster Preparedness Housing.** Identify emergency housing needs and locations as part of the City's disaster preparedness planning.

3.9 **Adaptable/Accessible Units for the Disabled.** The City will ensure that new multi-family housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to "age in place."

3.10 **Housing for New Employees and their Families.** Given the amount of commercial and retail development expected through build-out of the City, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.

3.11 **Transitional and Supportive Housing.** The City of Martinez recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.

3.12 **Housing for the Homeless.** The City of Martinez recognizes the need for and desirability of emergency shelter housing for the homeless and will allow emergency shelters as a permitted use within the NC (Neighborhood Commercial), CC (Central Commercial), and R-1.5 (High-density residential) zoning districts, excluding the Downtown Specific Plan area, where the property is located within one-quarter mile of a transit stop, since this could be considered a reasonable distance for a person to walk to/from a transit stop to/from a facility. In addition, the Housing Element recommends the following:

a. That a use permit be required if a property containing a religious facility wants to open a permanent, year-round shelter.

b. The City will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities.

c. Support a "housing first" policy that promotes long-term housing solutions for homeless individuals and families in Contra Costa County.

d. The City will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the City or a designated agency to resolve disputes.

e. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.

f. Development standards for emergency shelters for the homeless located in Martinez will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, design review and management standards that apply to residential or commercial development in the same zone, except for the specific written and objective standards as allowed in State law.

Implementing Programs

14 **Consider Adoption of an Inclusionary Housing Ordinance or Housing Impact Fee.** Consider adopting an Inclusionary Housing Ordinance or a housing impact fee as a means of providing some below market rate housing in market rate developments and to disperse affordable housing throughout the community.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: 2013 (with Zoning Ordinance revision — Program 8)
Funding: General Fund
Target: Consider ordinance adoption when housing market conditions improve.

15 **Continue to Implement the Downtown Specific Plan.** Continue to implement the programs, policies and development standards for the Downtown.

Responsibility: Community and Economic Development Department; City Manager; Public Works Department; Planning Commission; City Council
Timing: Ongoing
Funding: General Fund
Target: Provision of housing in the Downtown.

16 **Maintain an Up-to-Date Land Inventory.** Periodically update the land inventory and provide information to interested developers and affordable housing providers with specific information on opportunity sites that have the greatest feasibility for housing production.

Responsibility: Community and Economic Development Department
Timing: Ongoing
Funding: General Fund
Target: Up-to-date land inventory for use by developers of housing in Martinez.

17 **Encourage Use of Rental Assistance Programs.** Continue to publicize and participate in rental assistance programs such as Section 8 and other available rental programs.

Responsibility: Community and Economic Development Department; Contra Costa County Housing Authority
Timing: Ongoing; link with Program 5.
Funding: General Fund
Target: Rental assistance provided to extremely low, very low and low income Martinez residents.

18 **Provide Expedited Review and Fee Reductions.** Continue to provide expedited review of affordable housing developments through the coordinating activities of the Project Review Committee, and give priority to such projects in scheduling meetings of the Design Review Committee, Zoning Administrator, and Planning Commission to maintain a shortened review period and evaluate recommendations to avoid constraints on production of affordable housing. The City will also consider waivers or reductions of development fees where feasible as a means of promoting the development of housing affordable to extremely low, very low, and low income households.

Responsibility: Community and Economic Development Department; City Council
Timing: Ongoing
Funding: General Fund
Target: Incentives for affordable housing.

19 **Provide Outreach on Homeless Issues.** Meet with representatives of community organizations, including local churches and others interested in providing services to the homeless, to investigate the potential for establishing a shelter network for the homeless as part of the County's broader effort to address homelessness through the Contra Costa County Interagency Council on Homelessness. [3]

Responsibility: Community and Economic Development Department; City Manager; City Council
Timing: Ongoing
Funding: General Fund
Target: Countywide coordination on homeless needs.

20 **Encourage Shared Housing.** Encourage reduction of housing expenses through shared-living arrangements. Contact the Contra Costa County Housing Division to identify organizations that specialize in operating shared housing referral and placement programs primarily for low-income residents. Outreach could be conducted through the senior center,

[3] Shelter Inc. operates Mountain View House in Martinez. They have a limited amount of funding for homelessness prevention (including one-time rental assistance). It is basically a one time, one month payment for rent. HPRP stands for Rapid Rehousing money, which is subsidized over a period of months, helping people with back rent. Shelter, Inc. also works with legal aid and the landlord to resolve issues. Other programs include emergency shelter for families and scattered sites with subsidized rent for 12 months, permanent supportive (mental health, AIDS) for 18 households, and 5 units in West County for homeless prevention.

libraries, City Hall, and the media. Determine the feasibility of establishing a program in Martinez based on program costs to the City.

Responsibility: Community and Economic Development Department
Timing: Ongoing
Funding: General Fund
Target: Shared housing provided.

21 **Investigate Possible Multi-Jurisdictional Emergency Homeless Shelter.** Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.

Responsibility: Community and Economic Development Department; City Manager; City Council
Timing: If an opportunity arises
Funding: General Fund
Target: Construction of homeless facility (if feasible).

22 **Enact Zoning for Emergency Shelter for the Homeless.** The City will establish zoning to allow emergency shelters for the homeless as a permitted use within the NC (Neighborhood Commercial), CC (Central Commercial), and R-1.5 (High-density residential) zoning districts, excluding the Downtown Specific Plan area, where the property is located within one-quarter mile of a transit stop. Zoning will also be established to allow religious facilities to open a permanent, year-round shelter with a use permit. In addition, the City will establish written and objective standards, as allowed in State law, for the following:

(1) Maximum number of beds;
(2) Off-street parking based upon demonstrated need;
(3) Size and location of on-site waiting and intake areas;
(4) Provision of on-site management;
(5) Proximity to other shelters;
(6) Length of stay;
(7) Lighting; and
(8) Security during hours when the shelter is open.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: 2010
Funding: General Fund
Target: Zoning Ordinance amendment.

23 **Enact Zoning for Transitional and Supportive Housing.** Amend residential zones to specifically allow transitional and supportive housing, as required by

State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: 2010
Funding: General Fund
Target: Zoning Ordinance amendment.

24 **Adopt Procedures for Reasonable Accommodation.** Establish internal review procedures or ordinance to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

Responsibility: Community and Economic Development Department; Public Works; City Attorney; Planning Commission; City Council
Timing: 2013 with other Zoning Ordinance updates
Funding: General Fund
Target: Zoning Ordinance amendment or administrative procedures approved.

25 **Encourage Second Units.** The City will continue to allow secondary dwelling units ("granny flats") in all residential zones, subject to specific development standards and requirements.

Responsibility: Community and Economic Development Department
Timing: Ongoing
Funding: General Fund
Target: 15 new second units by 2014; 5 very low income, 5 low income, and 5 moderate income.

Section IV

Implementation Timeframe

A Overview

The City of Martinez Housing Element is built around preserving and enhancing residential neighborhoods, sustaining the community's character and environmental resources, and efficiently planning for the future use of remaining undeveloped or redeveloping properties so that they fulfill unmet needs. The implementing programs in the Housing Element, as described in the previous section, are intended to address these concerns.

In reviewing the list of programs it is important to recognize two other concerns: (1) There are limited staff and budget resources to undertake all of the programs listed immediately; and (2) some programs require other funding or actions to occur first. The Downtown Specific Plan implementation will also assist in achieving the goals of the City's Housing Element.

This section covers all of the implementing programs described in the Housing Element, and represents the City's commitment to take an active leadership role in assuring the implementation of the programs described. It is also the City's intent to: (1) encourage public review and effective participation in all aspects of the planning process; and (2) assure annual review of the Housing Element in order to periodically revise and update this Action Plan as necessary to keep it effective.

Legend for the Implementation Summary Table

ELI	Extremely Low Income Housing
VL	Very Low Income Housing
Low	Low Income Housing
Mod	Moderate Income Housing
Mod+	Above Moderate Income Housing
GF	General Fund
OF	Outside Funding Source
CED	Community & Economic Development
CC	City Council
PC	Planning Commission
CM	City Manager
CA	City Attorney
OA	Outside Agency or Organization
PWB	Public Works (Building)
PW	Public Works

B Implementation Summary Table

	Martinez Housing Element Programs	Time Frame	Total 2007 - 2014 Housing Target	Responsible Department or Agency	Source of Funding
Goal 1	**Housing Strengthens Our Thriving, Balanced, and Diverse Community**				
1	Review the Housing Element Annually	Annually	Review and monitoring of Housing Element implementation; submittal to HCD	CED; PC; CC	GF
2	Coordinate with Housing Support Services Agencies	Annually	Obtain and distribute materials and summarize available programs (see Housing Element Program 5)	CED; OA	GF; OF
3	Coordinate with State, Regional and Contra Costa County Agencies on Housing, Transportation and Climate Action Change	Ongoing; HE Update by 2014	Consistency with SB375, Measure C and other regional and State mandates	CED; CC; OA; CM	GF
4	Publicize Fair Housing Laws and Respond to Discrimination Complaints	2010; Ongoing thereafter	Obtain and distribute materials (see Housing Element Program 5)	CED; CM; CA	GF
5	Provide Information on Housing Programs	2010	Posting and distributing information	CED; OA	GF
6	Community Outreach When Implementing Housing Element Programs	Annually; Ongoing	Conduct outreach and distribute materials (see Housing Element Program 5)	CED; PC; CC	GF
7	Update the City's General Plan	2011	Updated General Plan	CED; PC; CC	GF
8	Update the City's Zoning Ordinance	2013	Updated Zoning Ordinance	CED; PC; CC; CA	GF
9	Consider Establishment of a Redevelopment Area	2013	Consideration; preparation of Redevelopment Plan	CED; PC; CC; CA	GF
Goal 2	**Our Housing and Neighborhoods Have a High Standard of Quality**				
10	Continue to Participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program	2010; Ongoing thereafter	Conduct outreach and distribute materials (see Housing Element Program 5), and link with code enforcement activities. Rehabilitation of 2 ELI, 8 Very Low, and 10 Low Units	PWB; CED; OA	GF; OF
11	Implement Code Enforcement	Ongoing	Improved conditions, community education, outreach and distribute materials (see Housing Element Program 5). Conservation of 40 units/year (210 units by 2014).	PWB	GF
12	Implement Neighborhood Improvements	2011; TBD	Study and make neighborhood improvements	CED; PW; CC	GF; OF

	Martinez Housing Element Programs	Time Frame	Total 2007 - 2014 Housing Target	Responsible Department or Agency	Source of Funding
13	Adopt Ordinance for At-Risk Housing	2013	While there are no known units at risk of losing subsidies, the City's efforts would preserve 75 units ELI, 200 units VL, 200 units Low, and 47 units Mod	CED; PC; CC; CA	GF

Goal 3 We Have a Mix of Housing Types and Choices

14	Consider Adopting the Proposed Inclusionary Housing Ordinance or Housing Impact Fee	2013	Consider ordinance or fee adoption when housing market conditions improve	CED; CA; PC; CC	GF
15	Continue to Implement the Downtown Specific Plan	Ongoing	Provision of housing in the Downtown.	CED; PW; PC; CC; CM	GF
16	Maintain an Up-to-Date Land Inventory	Ongoing	Up-to-date land inventory for use by developers of housing in Martinez.	CED	GF
17	Encourage Use of Rental Assistance Programs	Ongoing	Rental assistance provided to extremely low, very low and low income Martinez residents.	CED; OA	OF
18	Provide Expedited Review and Fee Reductions	Ongoing	Incentives for affordable housing.	CED; CC	GF
19	Provide Outreach on Homeless Issues	Ongoing	Countywide coordination on homeless needs.	CED; CC	GF
20	Encourage Shared Housing	Ongoing	Shared housing provided.	CED	GF
21	Investigate Possible Multi-Jurisdictional Emergency Homeless Shelter	Ongoing	Construction of homeless facility (if feasible).	CED; CM; CC	GF; OF
22	Enact Zoning for Emergency Shelter for the Homeless	2010	Zoning Ordinance amendment	CED; CA; PC; CC	GF
23	Enact Zoning for Transitional and Supportive Housing	2010	Zoning Ordinance amendment	CED; CA; PC; CC	GF
24	Adopt Procedures for Reasonable Accommodation	2013	Zoning Ordinance amendment or administrative procedures approved.	CED; CA; PW; PC; CC	GF
24	Encourage Second Units	Ongoing	5 new units VL, 5 new units Low, and 5 new units Mod	CED	GF

Section V

Quantified Housing Objectives

A Purpose of Quantified Housing Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated or conserved. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program, as listed in Section IV, and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's objectives. The table on the next page summarizes the City's quantified objectives for housing during the 2007-2014 planning period.

The new construction objectives shown in the table are based on ABAG Projections 2007 through 2014, the City's RHNA for the 2007-2014 planning period, historic trends, and expectations for new second units.

B Quantified Objectives Summary Table

Martinez Quantified Objectives Summary (2007-2014)

Income Category	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low Income	131	2	80
Very Low Income	131	8	155
Low Income	166	10	160
Moderate Income	179	0	57
Above Moderate Income	454	0	0
Total	1,060	20	452

Background

Section VI

Current Housing Conditions and Trends

A Population, Housing and Jobs Trends

Martinez is a city of approximately 36,700 residents located in the north-central section of Contra Costa County. Martinez was founded in 1849 and incorporated in 1876. The City grew through transformation from reliance on the gold trade during the mid 1800s through evolution of the wine and water industries, development of government and manufacturing centers, and related growth. Martinez's development history has been influenced by the growth of Contra Costa County government, the City's location on the Carquinez Strait, and the presence of oil refineries.

Population Growth

The population of Martinez continues to grow, but at a slower rate than Contra Costa County. This trend is projected to continue for the next several decades. The table below shows the Association of Bay Area Governments (ABAG) projections for the City and County through 2030. For the City of Martinez, ABAG projects population growth of 5% between 2010 and 2020 and 6% between 2020 and 2030. By comparison, ABAG has projected that Contra Costa County will experience a 9% growth rate between 2010 and 2020 and the same between 2020 and 2030. According to ABAG projections, Martinez is expected to reach a population of approximately 42,100 by 2030.

Population Growth in Martinez and Contra Costa County

	1990	2000	2009	Percent Change 1990 – 2009
Martinez	32,038	35,866	35,375	10%
County	803,732	948,816	1,041,845	30%

Source: 1990 and 2000 Census, Claritas 2009

At the same time the population is projected to increase, the average size of households is projected to decrease. As a result, the growth rate of households will exceed the growth rate of the population and it is likely that more houses will be required to accommodate the same number of people. Between 1990 and 2009, the number of households in the City increased by 13 percent to an estimated 14,169 with an average of 2.4 people per household (based on projections by Claritas, Inc., 2009).

Population Projections for Martinez and Contra Costa County (2000-2030)

	2000	2010	2020	2030
		Population		
City of Martinez	35,866	37,600 (+ 4.8%)	39,600 (+ 5.3%)	42,100 (+ 6.3%)
Contra Costa County	948,816	1,061,900 (+ 11.9%)	1,157,000 (+ 9.0%)	1,255,300 (+ 8.5%)
		Households		
City of Martinez	14,300	15,100 (+ 5.6%)	16,200 (+ 7.3%)	17,430 (+ 7.6%)
Contra Costa County	344,129	385,400 (+ 12.0%)	425,480 (+10.4%)	466,430 (+ 9.6%)
		Average Number of Persons per Household		
City of Martinez	2.42	2.44	2.4	2.37
Contra Costa County	2.72	2.73	2.69	2.67

Source: ABAG Projections 2007

Ethnicity

The population of the City of Martinez is becoming more diverse, but the change is happening more slowly than in the County as a whole. Currently, 70 percent of the Martinez population identify as Non-Hispanic White, compared to 50 percent of the County population.

Comparison of Race in Martinez and Contra Costa County Population

	Martinez 2000	Martinez 2009	County 2000	County 2009
Non-Hispanic White	76%	70%	58%	50%
Hispanic or Latino	10%	13%	18%	23%
African-American/Black	3%	3%	9%	9%
Native American	1%	1%	1%	<1%
Asian/Pacific Islander	7%	8%	11%	13%
Other Race	3%	<1%	8%	<1%
Two or More Races	5%	4%	5%	4%

Source: 2000 Census, Claritas 2009
Totals may not equal 100 percent due to individual roundings.

Between 2000 and 2009, the percentage of Non-Hispanic White residents in Martinez decreased by six percentage points, while the percent of Hispanic or Latino residents increased by three percentage points. All other racial and/or ethnic groups continued to

comprise less than 20 percent of the City's population and experienced little population fluctuation.

Age of Population

In the City of Martinez, and in the County, the median age of the population is rising. At the time of the 2000 Census the median age of Martinez residents was 39 years; by 2009 it was 41 years (Claritas, 2009). This is considerably higher than the median age in the County (38 years). A comparison of the ages of City and County populations shows general similarities but with Martinez containing a slightly lower proportion of young people and a slightly higher proportion of working age adults. In 2009, 24 percent of the City's population was under 21 years of age, 30 percent were between 35 and 54 years of age, and 26 percent were aged over 55. The rise in the median age denotes an aging population. The relatively high percentage of residents aged 35 to 54 suggests that the City may need to plan for more senior housing and supportive services should these individuals decided to remain in Martinez as they age.

Age Distribution in Martinez and Contra Cost County (2009)

	Martinez	County
Under 5 years	5%	6%
5 to 20 years	19%	23%
21 to 34 years	17%	17%
35 to 54 years	33%	30%
55 to 64 years	14%	12%
65 and over	12%	12%
Median age	*41*	*38*

Source: Claritas 2009

Household Type and Composition

To understand housing need in Martinez it is important to examine household size and household composition. These figures are almost unchanged since the 2000 Census. Two-person households represented the highest percentage of households in both Martinez (35 percent) and Contra Costa County (31 percent). One-person households represented the next largest percentage for the City (28 percent). Compared to the County, Martinez had a higher proportion of one- and two-person households, an equal proportion of three-person households, and a lower percentage of households with four or more persons. The differences in household sizes between Martinez and the County are due to the City's smaller proportion of family households, particularly families with children.

Number of Persons per Household (2009)

	Martinez 2009	County 2009
1 Person	28%	23%
2 Persons	35%	31%
3 Persons	17%	17%
4 Persons	14%	16%
5 Persons	5%	8%
6 Persons	2%	3%
7+ Persons	1%	2%
Total	**14,169**	**372,652**
Est. Average Household Size	2.4	2.8

Source: Claritas 2009
Totals may not equal 100 percent due to individual roundings.

In 1999, 64 percent of all households in Martinez were family households, a further 28 percent were householders living alone and nine percent were other non-family households. These proportions have changed little since the 2000 Census. Compared to the County, Martinez has a slightly lower proportion of family households and a higher proportion of householders living alone. The average household size in Martinez, approximately 2.4 in 2009, is significantly less than the average Countywide, at approximately 2.77. The lower average household size is partly explained by the lower percentage of family households in Martinez.

The 2000 Census records persons living in group quarters separately and considers them to be non-family households.[4] In 2000, Martinez had 1,350 households within group quarters, 90 percent of which were institutionalized. In 2009, this number had changed very little - 1,333 households were within group quarters. The proportion of these households that were institutionalized is not available but it can be expected to be comparable to the figure for 2000. Martinez has a relatively high percentage of persons living in group quarters, who are not counted among the household population. This is largely due to the presence of County correctional facilities within city limits.

[4] As defined in the U.S. Census, "Group Quarters" are a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other. Examples of group quarters include Correctional facilities; Juvenile facilities; Nursing homes; Hospitals with long-term care facilities; College or university dormitories, fraternities, sororities; Dormitories for workers; Religious group quarters; Shelters; and, Group homes.

Household Composition by Type (2009)

	Number of Households		Percent of Households	
	Martinez	County	Martinez	County
Family Households	**9,011**	**262,311**	**64%**	**70%**
Married Couple Family Households	6,907	204,575	49%	55%
With Children	*3,088*	*101,981*	*22%*	*27%*
Without Children	*3,819*	*102,594*	*27%*	*28%*
Female-Headed Households	1,545	41,813	11%	11%
With Children	*851*	*23,740*	*6%*	*6%*
Without Children	*694*	*18,073*	*5%*	5%
Male-Headed Households	559	15,923	4%	4%
With Children	*275*	*8,121*	*2%*	*2%*
Without Children	*284*	*7,802*	*2%*	*2%*
Non-family Households	**5,158**	**110,341**	**36%**	**30%**
Householders Living Alone	3,957	84,142	28%	23%
*65 and over**			*7%**	*8%**
Other Non-family Households	1,201	26,199	9%	7%
Total Households	**14,169**	**372,652**	**100%**	**100%**
Total Group Quarters	**1,333**	**11,426**	**100%**	**100%**

Source: Claritas 2009
Totals may not equal 100 percent due to individual roundings.
* Figures not available for 2009. Percentage based on Census 2000 data.

Income Characteristics

Martinez is located in an affluent County. According to the California Franchise Tax Board, Contra Costa County ranked first in California in 2006 with respect to gross personal income reported by taxpayers, followed by San Mateo County (second) and Santa Clara County (third). Martinez's median household incomes are similar but slightly higher than the County as a whole. In particular, median family incomes in Martinez are six percent higher than Countywide. The table below compares median household, median family, and median non-family incomes for the City and County in 2000 and 2009. Over this period, the County median household income increased 24 percent, in line with inflation. Median incomes in Martinez outstripped inflation, rising by over $16,000, an increase of 26 percent.

Median Incomes in Martinez and Contra Costa County

	Martinez		Contra Costa County	
	2000	2009	2000	2009
Median Household Income	$63,010	$79,230	$63,675	$78,815
Median Family Income	$77,411	$99,486	$73,039	$94,001
Median Non-Family Income	$39,488	n/a	$40,722	n/a

Source: 2000 Census and Claritas 2009

Note: "Households" are defined as one or more persons living in a dwelling unit. "Families" are defined as households containing two or more related persons. "Non-family Households" are defined as households with one person or two or more unrelated persons.

The table below compares City and County income distributions in 2000 and 2009. In 2009, 72 percent of Martinez households earned incomes of over $50,000, compared to 78 percent of households Countywide. Increasing affluence in Martinez is evident: the percentage of Martinez households with an income greater than $150,000 more than doubled between 2000 and 2009.

Household Income (Percent of Total Households)

	Martinez		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 Census and Claritas 2009
Totals may not equal 100 percent due to individual roundings.

Income Levels

The term "lower income" typically describes households earning less than 80 percent of the median household income. For comparative purposes, incomes can be divided into an additional five categories, as described below. These categories are based on a percentage of the County median income and can be adjusted for household size. Every year, the dollar amount of each income limit is calculated by HUD and adopted by the State of California. These income limits are used for determining eligibility for various housing programs.

Income Level Definitions

Lower Income	Less than 80% of the County Median Income
Extremely Low-Income	Less than 30% of the County Median Income
Very Low-Income	30 to 50% of the County Median Income
Low-Income	51 to 80% of the County Median Income
Moderate-Income	81 to 120% of the County Median Income
Above Moderate-Income	121% percent of the County Median Income and above

Source: HUD Income Limits, 2009

Contra Costa County Income Limits According to Household Size (2009)

	Extremely Low-Income (30 Percent of County Median Income)	Very Low-Income (50 Percent of County Median Income)	Low-Income (80 Percent of County Median Income)
1 Person	$18,750	$31,250	$46,350
2 Persons	$21,450	$35,700	$53,000
3 Persons	$24,100	$40,200	$59,600
4 Persons	$26,800	$44,650	$66,250
5 Persons	$28,950	$48,200	$71,550
6 Persons	$31,100	$51,800	$76,850
7 Persons	$33,250	$55,350	$82,150
8 Persons	$35,400	$58,950	$87,450

Source: HUD Income Limits, 2009

At the time of the 2000 Census, about 32 percent of households Countywide earned less than 80 percent of median family income, compared to 28 percent in Martinez. Renters were more likely than homeowners to have lower incomes. About half of renters in Martinez and Countywide had lower incomes.

2000 City and County Household (HH) Income Range by Income Category

CONTRA COSTA COUNTY																					
	Renters									Owners										Total HH
HH Type and Size	Elderly (1-2 people)		Small Related (2-4 people)		Large Related (5+ people)		All Other HH		Total Renters		Elderly (1-2 people)		Small Related (2-4 people)		Large Related (5+ people)		All Other HH		Total Owners		
		%		%		%		%		%		%		%		%		%		%	%
<30% MFI	5,333	*40%*	7,845	*18%*	2,945	*22%*	5,770	*17%*	21,893	*21%*	6,897	*12%*	3,015	*2%*	989	*4%*	2,480	*8%*	13,381	*6%*	35,274	*10%*
30-50% MFI	2,727	*20%*	6,805	*15%*	3,100	*23%*	3,945	*12%*	16,577	*16%*	8,138	*14%*	4,045	*3%*	1,790	*6%*	1,990	*6%*	15,963	*7%*	32,540	*10%*
50-80% MFI	1,918	*14%*	7,413	*17%*	2,445	*19%*	5,879	*17%*	17,655	*17%*	8,968	*16%*	8,785	*7%*	3,520	*12%*	3,108	*10%*	24,381	*10%*	42,036	*12%*
>80% MFI	3,399	*25%*	22,535	*51%*	4,749	*36%*	18,760	*55%*	49,443	*47%*	32,594	*58%*	105,105	*87%*	22,354	*78%*	24,614	*77%*	184,667	*78%*	234,110	*68%*
Total	13,377		44,598		13,239		34,354		105,568		56,597		120,950		28,653		32,192		238,392		343,960	

MARTINEZ																					
	Renters									Owners										Total HH
HH Type and Size	Elderly (1-2 people)		Small Related (2-4 people)		Large Related (5+ people)		All Other HH		Total Renters		Elderly (1-2 people)		Small Related (2-4 people)		Large Related (5+ people)		All Other HH		Total Owners		
		%		%		%		%		%		%		%		%		%		%	%
<30% MFI	293	*50%*	250	*14%*	4	*2%*	379	*21%*	926	*21%*	199	*10%*	74	*2%*	8	*1%*	130	*6%*	411	*4%*	1,337	*9%*
30-50% MFI	84	*14%*	238	*13%*	38	*19%*	220	*12%*	580	*13%*	308	*16%*	69	*1%*	19	*2%*	85	*4%*	481	*5%*	1,061	*7%*
50-80% MFI	72	*12%*	314	*17%*	36	*18%*	338	*18%*	760	*17%*	320	*17%*	325	*6%*	29	*4%*	235	*11%*	909	*9%*	1,669	*12%*
>80% MFI	140	*24%*	1,000	*56%*	125	*62%*	905	*49%*	2,170	*49%*	1,114	*57%*	4,649	*91%*	728	*93%*	1,620	*78%*	8,111	*82%*	10,281	*72%*
Total	589		1,802		203		1,842		4,436		1,941		5,117		784		2,070		9,912		14,348	

Source: Department of Housing and Urban Development, CHAS database
Totals may not equal 100 percent due to individual roundings.

In both Martinez and Countywide, seniors had the highest proportion of lower-income households, including the highest percentage of extremely low-income households. At the County level, another group with a high proportion of lower-income households was large families who rented. Nearly two-thirds (64 percent) of these households were lower income at the time of 2000 Census, compared to just 39 percent in Martinez. The table below provides the approximate number and percentage of City and County residents by income level and household type, based on information from HUD.

Poverty

The poverty level is a federally defined measure of the minimum income needed for subsistence living. The poverty rate in a community – the proportion of the population with incomes at or below the poverty level – is an important indicator of the number of individuals and families in severe financial distress. The poverty level dollar threshold is determined each year by the Federal government and adjusted for household size and composition. It is a nationwide figure and is not adjusted for geographic area. The poverty level of income set by the Federal government is not based on the income limits listed above. However, the dollar amount that defines the poverty level is below the extremely low-income limit. The table below provides the poverty level thresholds for households of different sizes in 2009.

Poverty Level Thresholds (2008)

	Annual Income
One person living alone, under 65	$11,201
One person living alone, over 65	$10,326
Two people, no children	$14,417
Two people, including one child	$14,840
Four people, including two children	$21,834
Six people, including three children	$29,677

Source: HHS Website 2009

Poverty Rates in Martinez and Contra Costa County (2000)

	Martinez		County	
65 and Over	164	5%	6,224	6%
Under 65	1,662	5%	65,351	8%
Under 18	359	5%	25,104	10%
18-64	1,303	6%	40,247	7%
Female Headed Households with Children	139	16%	5,586	25%
Married Couple Families	90	1%	5,390	3%
African-American/Black	104	14%	14,673	17%
Asian/Pacific Islander	100	4%	7,114	7%
White/Hispanic	1,300	5%	32,959	5%
Native American	64	21%	240	5%
Other	65	6%	11,319	15%
Total Households*	1,826	5%	71,575	7%

Source: 2000 Census
*Total households excludes residents living in group-quarters

In most communities, seniors typically have below-average rates of poverty compared to the population as a whole, and female-headed households with children typically have the highest rate of poverty. According to the 2000 Census, approximately five percent of the City's population was below the poverty level, compared to seven percent Countywide. Among population sub-groups, female-headed households with children had the highest poverty rate at 16 percent, while persons age 65 and over had a poverty rate of five percent, about the citywide average for all population groups. Among racial and ethnic groups in the City, Native Americans and African-Americans/Blacks had the highest poverty rate, both above 14 percent.

Martinez has a poverty rate for youth (those under 18) that is half the Countywide rate. The City also has a significantly lower poverty rate for female-headed households with children than the County. The City has a much higher poverty rate for Native Americans than Contra Costa County, but equal or lower rates for all other races.

Employment Trends

Martinez residents are predominantly white collar employees (72 percent), though residents employed in the construction, transportation and service industries still constitute a significant proportion of the total population (28 percent). Employment patterns in Martinez and in the entire County are similar. However the proportion of

residents employed by local, State or Federal government (18 percent) is notably greater than at the County level (14 percent). This is partly explained by the presence of the Contra Costa County Government offices within the city limits.

Employment by Industry in Martinez and Contra Costa County (2009)

	Martinez	County
Management Business and Financial Operations	19%	19%
Professional and Related Occupations	22%	22%
Service	10%	13%
Sales and Office	31%	28%
Farming, Fishing and Forestry	<1%	<1%
Constructions, Extraction and Maintenance	11%	9%
Production, Transportation and Material Moving	7%	9%

Source: Claritas 2009

Below is a listing of major employers in the City of Martinez. Four of the top ten employers are in the health care sector, with engineering, government, construction, and manufacturing also represented.

Major Employers in the Martinez Area*

Tesoro Petroleum	Petroleum Refinement and Retail Sales
Martinez Refining Company (Shell)	Petroleum Refinement
Contra Costa Community College District	College (Administrative Offices)
Contra Costa County Government	County Government and Services
City of Martinez	City Government and Services
Kaiser Permanente	Health Services
Martinez Unified School District	Education
Mt. Diablo Unified School District	Education
Safeway	Retail Grocery
Albertsons	Retail Grocery
U.S. Post Office	Mail Delivery
Shoreline Terminals	Port and Pipeline Facilities/Services
Wal-Mart	General Retail
Veterans Administration	U. S. Government

Sources: California Employment Development Department, City of Martinez, Martinez Chamber of Commerce

*Includes the City of Martinez and adjacent unincorporated areas.

The table below lists the mean annual wage of common occupations in the Martinez area. Over half of these wages would put the employees in the lower-income category, as defined earlier.

Mean Annual Wages in Contra Costa County* 2008 – 1st Quarter Wages

General and Operations Managers	$123,553
Registered Nurses	$93,585
Civil Engineers	$83,832
Police/Sheriffs Patrol Officers	$82,477
Elementary School Teacher	$64,195
Postal Service Mail Carriers	$45,021
First-Line Supervisors	$43,488
Retail Salespersons	$27,236
Cashiers	$25,059
Waiters/Waitresses	$19,940

Source: Employment Development Department, 2009

* Part of Oakland-Fremont-Hayward MD

In 2000 ABAG estimates that there were 21,250 jobs and 22,633 employed residents in Martinez. Between 2010 and 2020, Martinez jobs are projected to increase by 18 percent to 27,560 and employed Martinez residents by 14 percent to 26,150. In the same period the number of County jobs and of employed County residents is projected to increase by 17 percent. Job sectors which will see the most significant growth in the period include financial and professional service jobs and jobs in health, educational and recreational services.

Projected Job Growth by Sector 2010-2020

	2010	2020
Agricultural and Natural Resource Jobs	120	130 (+8%)
Manufacturing, Wholesale and Transportation Jobs	3,600	4,050 (+13%)
Retail Jobs	1,620	1,920 (+19%)
Financial and Professional Service Jobs	2,860	3,540 (+24%)
Health, Educational and Recreational Service Jobs	8,080	9,670 (+20%)
Other Jobs	7,050	8,250 (+17%)
Total Jobs	***23,330***	***27,560 (+18%)***

Source: ABAG 2007

Housing Types

According to California Department of Finance estimates for January 2009, there are 14,972 housing units within the city limits of Martinez. Almost two-thirds (9,608 units or 64.2%) of the housing units are single family detached homes, with single family attached homes comprising 2,245 units (15.0%). Multi-family housing units in structures of two-to-four units account for 988 units (6.6%), and units in structures of five-or-more units comprise 2,107 units (14.1%). There are only 24 mobilehomes in Martinez, which comprise less than 0.2% of the housing stock in the community. The proportion of single family homes has increased very slightly since 2000. Overall, according to the California

Department of Finance, a total of 375 new residential units were added to the City's housing stock from 2000 to January, 2009.

The mix of housing stock in Martinez is broadly similar to the County, with a slightly higher proportion of single family attached units and a slightly lower proportion of building with five or more units. This comparison is shown below.

Composition of Housing Stock in Martinez and Contra Costa County (2009)

	Martinez		County
	Number	Percent of Total Stock	Percent of Total Stock
Detached	9,608	64%	67%
Attached	2,245	15%	8%
2 – 4 Units	988	7%	7%
5+ Units	2,107	14%	17%
Mobile Home/Other	24	>1%	2%
Total Stock	***14,972***		

Source: Department of Finance 2009
Totals may not equal 100 percent due to individual roundings.

Housing Occupancy and Vacancy Rate

According to California Department of Finance estimates for January 2009, 2.03% of the units within the City of Martinez are vacant, compared to 3.02% in Contra Costa County as a whole. Of the 14,637 housing units reported by the Census in 2000 for the City of Martinez, just over 98 percent were occupied. This was similar to the Countywide occupancy figure of 97 percent. 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 County experienced a 3.0 percent rental vacancy rate and a 1.1 percent homeowner vacancy rate. In 2009, rental and homeowner vacancy figures were not available but combined occupancy rates at the City and County level have not changed.

The optimal homeowner vacancy rate for a city or County will fall within the range of two to four percent of the total occupied housing units, while the optimal rental vacancy rate usually falls between five to six percent. Martinez's vacancy rates reveal that the City is well below the optimal rates. Lower vacancy rates for both renter-occupied and owner-occupied housing in Martinez equate to a tight rental and homebuyer's market.

Housing Occupancy (2000)

	Martinez	%	County	%
Occupied housing units	14,359	98%	344,129	97%
Vacant housing units	278	2%	10,448	3%
For seasonal, recreational, or occasional use	34	<1%	2,246	<1%
Total housing units	**14,637**		**354,577**	
Homeowner vacancy rate		0.80%		1.10%
Rental vacancy rate		1.90%		3.00%

Source: 2000 Census

Homeownership

In 2009, sixty nine percent of the total occupied housing units in Martinez were owner-occupied, one percentage point higher than the Countywide level. The 2000 Census reported the same figure for Martinez, and provided additional data on homeownership rates by race and age. Over half of all races categorized by the Census own their own homes. Asians and Non-Hispanic Whites have the highest homeownership rates. Persons who identified as "other" or as more than one race have the highest rates of renting, followed by those of African-American and Native American origin.

Homeownership Rates by Race in Martinez (2000)

	Percent of Total Population	Owners	Renters	Ownership Rate	Rental Rate
Non-Hispanic White	76%	8,345	3,376	71%	29%
African-American	3%	153	121	56%	44%
Native American	1%	61	42	59%	41%
Asian/Pacific Islander	6%	594	216	73%	27%
Hispanic Origin	5%	384	242	61%	39%
Other	8%	376	449	46%	54%
Total	**100%**	**9,913**	**4,446**	**69%**	**31%**

Source: 2000 Census

Analysis of 2000 Census tenure by age for Martinez reveals that homeownership rates for cohorts of persons age 25 and over ranged from 48 to 82 percent. Homeownership rates increased in proportion with age, peaking in the 55 to 64 group and then declining slightly in senior age groups. In turn, the rental rate for the population as a whole was low (31 percent), but high among the youngest households (88 percent of persons age 15 to 24).

Homeownership Rates by Age in Martinez (2000)

	Owners	Renters	Ownership Rate	Rental Rate
15 to 24	52	376	12%	88%
25 to 34	1,029	1,100	48%	52%
35 to 44	2,641	1,096	71%	29%
45 to 54	2,775	946	75%	25%
55 to 64	1634	368	82%	18%
65 to 74	944	262	78%	22%
75 and over	838	298	74%	26%
Total	**9,913**	**4,446**	**69%**	**31%**

Source: 2000 Census

Housing Turnover

Housing turnover, measured as the percentage of households who move each year, affects community stability, housing demand, and vacancy rates. According to the National Association of Realtors®, housing turnover rates vary from place to place based on employment conditions, homeownership rates, age of the population, and other factors. In communities with higher percentages of renters, younger households, and a volatile employment market, annual turnover may exceed ten percent. Conversely, in communities with older households and higher homeownership rates, annual turnover may be less than four percent.

Nationally, housing turnover varied between five and eight percentage points per year between 1980 and 2000, with the average annual rate trending upward. According to the 2000 Census, approximately 46 percent of households reported living in a different house five years previously (in 1995), which equals an annual average turnover rate of about eight percent. The Census does not provide a further breakdown of housing turnover by tenure or age as part of its standard tables.

In 2000, the overall housing turnover rate in Martinez was nearly the same as the national average. That is, about 46 percent of households reported living in another house in 1995 (an average annual turnover rate of about eight percent). Of those who reported moving since 1995, 74 percent moved to Martinez from outside the City, nine percent moved to Martinez from another state, and three percent moved to Martinez from another country. Since 2008, the sub-prime mortgage crisis has reduced the housing turnover rate in Martinez and nationwide.
Housing turnover rates vary significantly by race and ethnicity. For example, White households had an average annual turnover rate of about 7.5 percent, Asian/Pacific Islander households nine percent, and African-American/Black households about ten percent.

Age and Condition of Housing Stock

Although the age of housing units does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes more than 30 or 40 years old

are more likely than newer neighborhoods to have housing in need of maintenance, updating of utilities or interior amenities, rehabilitation, or replacement. Over half of Martinez's housing stock—approximately 61 percent—was constructed after 1970. This leaves just under 40 percent of housing units over 40 years old.

Age of Housing Units (2009)

	Units	Percentage
1939 or earlier	1,546	10%
1940 to 1959	2,320	16%
1960 to 1969	1,891	13%
1970 to 1979	3,393	23%
1980 to 1989	3,681	25%
1990 to 1994	821	6%
1995 to 1998	329	2%
1999 to 2009	735	5%
Total	**14,656**	**100%**

Source: Claritas 2009

The City conducted a sample housing condition survey in March 2004. The survey included approximately 1,500 dwelling units in neighborhoods with a preponderance of pre-1970s housing to determine the number of substandard units and the degree to which the rehabilitation of these units was needed. The exterior housing condition of each unit was evaluated based upon California Housing and Community Development (HCD) adopted criteria and methodology. The survey rated the condition of foundations, roofing, siding, windows, and doors. The units were identified and rated with a numbered assessment for each of the five conditions; the total numbered assessment comprised the total rating for each unit.

The survey reviewed conditions at 1,524 housing units, including single-family, duplexes, and multifamily units. The survey found that nearly one-third (31 percent) of the inventoried units in the sample were in need of some form of repair or rehabilitation. Most of the units in need of rehabilitation need only minor or moderate repairs. There was not a significant variation among neighborhoods or geographic areas of the City, as incidences of needed repair were fairly equally distributed throughout the older areas of the community. Among single-family homes, siding or stucco repairs were the most common repairs needed, with roofing and window repairs also needed on approximately 30 percent of surveyed units. Among small and large multi-family units, siding/stucco and window repairs were most needed.

Results of Sample Housing Conditions Survey by Housing Unit Type (2004)

Condition	Single-Family	Multi-Family (Small)	Multi-Family (Large)
Minor	187	14	30
Moderate	90	23	98
Substantial	14	8	0
Dilapidated	3	2	0
Total Substandard	**294**	**47**	**128**

Source: Cotton/Bridges/Associates. Housing Conditions Survey. 2004

To apply the results of the survey to the City as a whole, the survey area was compared to the non-survey area, to assess the likelihood of repair and replacement needs. The survey area included approximately 40 percent of the housing stock in the City and was selected because of the age of its housing stock (older), and the likelihood of repair needs. Thus, it is expected that the non-survey areas will have a lower need for repairs or replacement.

To ascertain the need for repairs in the non-survey areas, the two regions were compared on factors that are most likely to indicate the potential need for rehabilitation, including median household income, percentage of owner-occupied housing, age of housing, percentage of single-family homes, median rents, and median home values. In general, areas with higher percentages of older rental housing occupied by lower-income households are likely to have a greater housing rehabilitation need. Based on these socio-economic measures, those areas of the City excluded from the sample survey are likely to have a significantly lower housing rehabilitation need due to substantially higher incomes, a higher rate of homeownership, and a higher percentage of single-family homes.

It is estimated that no more than five percent of the housing units outside the survey area are likely to need rehabilitation. It is estimated that less than 0.1 percent of units outside the survey area are in need of replacement. The sample housing condition survey included an area of Martinez containing subsidized multi-family properties with 359 housing units. The units represent approximately 2.4 percent of the City's housing stock. Because these properties must meet minimum Federal housing quality standards, it is unlikely that they are in need of repair. The citywide estimate of housing rehabilitation need must be adjusted downward to account for these multi-family units.

Applying the results of the survey citywide, with the adjustment for subsidized multi-family housing properties, it is estimated that approximately 15 percent of the housing units in the City are in need of rehabilitation, with 0.1 percent of units in need of

replacement. At the time of the survey, this indicated an estimated 2,230 housing units in need of rehabilitation, with 15 units in need of replacement.

Overcrowding

In general, overcrowding is a measure of the ability of existing housing to adequately accommodate residents. Too many individuals living in housing with inadequate space and number of rooms can harm the quality of life for the individuals and their community. The U.S. Census defines overcrowding as more than one person per room, excluding uninhabitable space such as bathrooms and hallways. Extreme overcrowding is often defined as more than 1.5 persons per room. Overcrowding can occur when either: (1) the costs of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing, or (2) unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs. The table below summarizes the overcrowding levels for rental, owner-occupied and total occupied units at the City and County level.

Overcrowded Housing (2000)

(Persons per Room)	Rental Units	Percent of Occupied Rental Units	Owner Units	Percent of Occupied Owner Units	Total Units	Percent of Occupied Units
				City of Martinez		
Overcrowded (1.01 to 1.50)	104	2%	113	1%	217	2%
Severely Overcrowded (1.51 or more)	163	4%	16	>1%	179	1%
Total Overcrowded	**267**	**6%**	**129**	**1%**	**396**	**3%**
				Contra Costa County		
Overcrowded (1.01 to 1.50)	7,034	7%	5,891	2%	12,925	4%
Severely Overcrowded (1.51 or more)	8,495	8%	4,057	2%	12,552	4%
Total Overcrowded	**15,529**	**15%**	**9,928**	**4%**	**25,477**	**7%**

Source: 2000 Census

In 2000, approximately three percent of the City's occupied housing units were overcrowded compared to seven percent of the County's occupied housing units. In Martinez, rental units were marginally more likely to be overcrowded than owner units, but were significantly less likely to be overcrowded than at the County level. Comparably, there is a higher rate of overcrowding Countywide than in the City of Martinez.

Housing Costs and the Ability to Pay for Housing

A lower-income family of four can afford to spend around $1,500 a month, or around $20,000 a year on housing costs. This is based on the position that households should not spend more than 30 percent of their income on housing. An extremely low income

household, of which there are 1,337 in Martinez, could afford much less – just $670 per month for a four person family. Housing options for lower-income households of all sizes are extremely limited. Rents in the City of Martinez have risen at a faster rate than incomes since 1990, making housing less affordable to lower-income households. According to the 2000 Census, the median gross rent in Martinez was $870, and the median gross rent in Contra Costa County was $898.

Martinez's median apartment rental rates are generally below fair market rents for the Oakland MSA (Alameda and Contra Costa counties), with the exception of studio units. Fair market rents are established by HUD for use in rental housing subsidy programs as a way of estimating average rents in a market area. The 2009 Fair Market Rents (FMR) are shown below. FMR determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program. Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMR. FMR also serve as the payment standard used to calculate subsidies under the Housing Choice Voucher program. As a payment standard, FMR represent total monthly rental housing costs, including utilities.

2009 Fair Market Rents in Contra Costa County*

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
$936	$1,093	$1,295	$1,756	$2,174

Source: Federal Register, CA Housing and Urban Development, 2009
*Fair Market Rents for Oakland-Fremont CA HUD Metro FMR Area (Alameda and Contra Costa Counties)

Median home sales prices have been falling steadily since 2006 but remain out of reach of most lower income families. The table below provides information on the median sales prices in Martinez between February and April 2009. The majority of homes for sale in the City were single-family residences. A three-bedroom home in the City had a median sales price of $285,560, down 28 percent from the figure of $396,461 the year before. The overall median sales price of a home in Martinez was $312,450.

Median Home Sales Price in Martinez (February – April 2009)

Bedrooms	Median	Year-on-year Change
2	$226,000	-20.50%
3	$285,560	-28.00%
4	$412,000	-11.40%
All properties	$312,450	-28.40%

Source: Trulia.com, June 2009

Lower Income Households Overpaying for Housing

As stated earlier, a standard measure of housing affordability is that average housing expenses should not exceed 30 percent of a household's income. Those who pay 30 percent or more of their income on housing may have trouble in affording other necessities; however, individual circumstances can affect the ability to afford housing, such as other long-term debt payments, the number of household members, and other large ongoing expenses (such as medical bills).

Among 4,067 lower-income households in Martinez in 2000, around 2,600 – 64 percent – were overpaying for housing. Around 1,300 households – 33 percent – were paying more than 50 percent. The table below shows the proportion of households overpaying 30 percent for 2000, broken down by income level and tenure. Extremely-low income renters were the group most likely to be overpaying.

Percentage Lower-Income Households in Martinez Paying Over 30 Percent of Income on Housing

	Owners	Renters	Total Households
Extremely Low-Income	62%	80%	74%
Very Low-Income	50%	78%	65%
Low-Income	62%	49%	56%
All Incomes	26%	38%	29%

Source: Department of Housing and Urban Development , CHAS database 2000

Some households choose to pay over 30 percent of their income for reasons such as location or aesthetics. Other households choose to pay larger percentages of their income because they may receive tax advantages or are investing with the knowledge that their income will increase so that they pay a lower percentage of their income on a long-term basis. In contrast, lower-income households are often forced to pay a large percentage of their income because of a lack of available low-cost housing options.

B Special Housing Needs

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 living with disabilities, large families, and female-headed households. The Housing Element should take into account any local factors that create an extraordinary need for housing, and should quantify those needs as well as possible. "Special Needs" groups include many persons in the community, from the 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 lower cost housing, others require more supportive environments and assistance.

Seniors

The needs of seniors are a particular concern of the housing assessment. Many, though not all, can face a number of housing challenges relating to declining physical mobility, self care limitations and financial hardship due to limited income from Social Security and other retirement benefits. Data on the incomes and housing expenses of householders 65 and older indicate that a substantial number (although by no means the majority) may need assistance related to:

- repair and maintenance of owned dwellings units;
- modifications to existing homes to better meet mobility and self-care limitations;
- financial assistance to meet rising rental housing costs for those who do not own; and
- supportive services to meet daily needs, such as those provided at assisted care residences.

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.

Pattern of Aging of the Martinez Population

	1990	2000	2009	Percent Change 1990 - 2009
Total Population	32,038	35,866	35,375	10%
Population 55 to 64	2,307	3,507	5,085	120%
Population 65+	2,654	3,628	4,241	60%

Source: 1990 and 2000 Census, Claritas 2009

The 2000 Census reported that five percent of Martinez seniors lived at or below the poverty level. This was equal to the poverty rate among the City as a whole, and a percentage point below the Countywide figure for seniors living poverty. The figures

suggest that Martinez seniors are not disproportionately affected by poverty, though they nevertheless reveal 164 elderly individuals living in severe financial need.

Tenure is also an important consideration when understanding the housing needs of seniors. Older adults typically have the highest rates of homeownership of any age group. In 2000, Martinez's homeownership rate among persons age 65 and over was 77 percent, compared to 69 percent homeownership rate for all households. Seniors represented about 16 percent of all households but 18 percent of all homeowners.

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. The 2000 Census reported that of the total population age 65 and over (3,628 persons), 1,856 persons, around 51 percent, had mobility and/or self-care limitation status. Eight State Department of Social Service care facilities were identified as providing services in Martinez to residents age 65 and over — these facilities are listed below. With only 48 beds available at these facilities, the number of assisted living facilities in Martinez may be insufficient to meet the current and future needs of seniors who have mobility and self-care limitations. As current seniors and near-seniors living in the City age, it is almost certain that additional care facilities will be required.

California Licensed Elderly Care Facilities in Martinez

	Address	# of Beds
Community/Residential Care Facilities		
D and P Care Home	1956 Mono Drive	6
DMP Mono Drive Care	2041 Mono Drive	6
Heritage Hills Home, Inc	2041 Mono Drive	6
Olympic Retirement Home	1862 Olympic Drive	6
St. Elizabeth Rest Home	314 Glacier Drive	6
Sunvalley Chateau	2252 Olympic Drive	6
Tender Touch Residential	58 Midhill Road	6
Villa Vittoria	1124 Breckenridge Ct	6
Long-Term Care Facilities (Licensed as Hospital/Health Care Facilities)		
Martinez Convalescent	4110 Alhambra Way	44
Alhambra Convalescent Hospital	331 Ilene Street	36
Muir Senior Care	1790 Muir Road	96
	Hospices*	
Kaiser Foundation Martinez Hospice	200 Muir Road	

Source: State of California Care Network

* Hospices may provide care for the chronically and/or terminally ill of any age.
City may need to check with community services that this list is current.

Mobility and Self-Care Limitations

According to the 2000 Census, there are approximately 4,652 non-institutionalized persons age 16 or older in Martinez with mobility and/or self-care limitations that might require special housing accommodations and supportive services. This number represents roughly 13 percent of the Martinez population as a whole. Persons over the

age of 65 with mobility and/or self-care limitations represent five percent of the total population in Martinez.

It is difficult to determine how many of these individuals may have special housing needs. Special needs relate primarily to access and safety considerations, although given the limited income potential for many disabled persons, housing affordability is also a primary concern. Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage tend to be lower-income and their special housing needs are often more costly than conventional housing.

Special needs may include, but are not limited to the following:

- Mobility difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called "handicapped access."
- Self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.

Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. Even those able to pay for special housing accommodations may find them unavailable in Martinez.

Families with Female Heads of Households

Most female-headed households are either single women, women over the age of 65, or single women with minor children (mothers or other female relatives). Traditionally, these three groups have been considered special needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have specific physical needs related to housing (such as child care or assisted living support for older adults). Single mothers, in particular, tend to have difficulty in obtaining suitable, affordable housing. Such households also have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services.

Of the 14,169 households in the City in 2009, 3,772 were female-headed households, or 27 percent of the total households in Martinez. Of these households, 988, or 26 percent, were female-headed households with minor children present. In this year, 15 percent of female-headed households with their own children present were classified as living below the poverty level. These figures have increased slightly since 2000. It may be assumed that most of these households are overpaying for housing (i.e., more than 30 percent of their income), or are experiencing other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care, than on home maintenance, which can result in living units falling into disrepair.

Large Families

Large families (usually defined as family households with five or more persons) can have difficulty securing adequate housing due to the need for a larger number of bedrooms to avoid overcrowding. Overcrowding is typically defined as more than one person per room, excluding uninhabitable space such as bathrooms and hallways. It is particularly difficult for large families who rent to avoid overcrowding, as rental units typically have fewer bedrooms than ownership housing. As a result, large families tend to have higher rates of overcrowding and overpaying for housing (housing costs that exceed 30 percent of a household's income). Many large families are composed of immigrants and/or minorities who may face additional housing challenges due to discrimination and/or limited language proficiency.

In 2000, Martinez had 1,020 households of five or more persons, approximately seven percent of all households citywide, a percentage significantly lower than the proportion of large households Countywide (13 percent). In the same year, HUD estimates that there were 853 large families with lower-incomes.

Of the large family households counted in the 2000 Census, 79 percent (804) were owner-occupied households, while 21 percent (215) were renter-occupied households. In that year, the Census recorded that 22 percent of Martinez housing units had four or more bedrooms, but this figure fell to just four percent, 165 units, among rented units. It is likely that the large family renter households have the greatest needs related to housing availability and affordability.

In 2009, the number of households with five or more members had fallen slightly to 979, though still represented seven percent of the population. It is likely that tenure statistics for this group are similar to 2000, but no data is available at this time.

Farmworkers

Because specific data on the number of farmworkers in a community is not systematically collected, it is difficult to assess the precise needs of this group. The California Economic Development Department reported that less than one-half of one percent of the labor force in the County was employed in agriculture. Given that the local economy is essentially non-agricultural, and that Martinez is located away from any major agricultural production area, it is likely that the majority of the persons employed in agriculture are not employed in seasonal agriculture. The most likely source of agricultural employment is at processing or manufacturing plants, and non-seasonal employment. It can be concluded, therefore, that there is not a significant demand for seasonal or migrant farmworker housing in the City of Martinez. Those few individuals who are employed in agriculture and their families are likely to be permanent residents of Martinez with the same housing needs as other households with comparable incomes and family characteristics.

Urban Migrant Workers

Another special needs category is urban migrant workers. This category includes non-farm, typically foreign-born non-U.S. citizens who work in low-wage jobs. Because of their economic and migrant status, these individuals are often not counted during the decennial census, yet their presence may be significant and affect housing demand in Martinez.

There are no solid statistics or sources to determine the number, characteristics, and housing needs of urban migrant workers. However, the 2000 Census provides a hint of the potential size of this population. According to the Census, there were 506 individuals living in Martinez who lived in another country five years prior to the Census. The Census also counted 1,503 individuals living in Martinez who were not U.S. citizens. While these statistics do not provide an accurate accounting of the number of non-farm migrant workers living in Martinez, it is likely that such individuals would be part of the foreign-born, non-U.S. citizen population who reported living in another country five years prior to the census count.

C Homeless Needs

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 addition, and dysfunctional families.

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 Homeless Gap Analysis from the Contra Costa Consortium 2005-2009 Consolidated Plan[5] 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.

[5] The Contra Costa Consortium is a partnership of four cities (Antioch, Concord, Pittsburg, and Walnut Creek) and Contra Costa County. It receives funds each year from the federal government for housing and community development activities. These funds are intended to meet priority needs locally identified by Consortium members. Contra Costa County is the representative of the Urban County. The Urban County includes the unincorporated County and the cities/towns of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon. Federal programs covered by the Consolidated Plan are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

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.

The 2009 Contra Costa County Homeless Census found 79 unsheltered homeless people in Martinez, out of 1,872 unsheltered homeless people in the County. The count found an additional 1,958 sheltered in 2009. The count was conducted in January, when seasonal demand is likely at its highest. There is anecdotal evidence that the homeless has increased since then because of the recession, but the 2009 count is the most reliable information we have at this point. The County's "Ten Year Plan" (Contra Costa County Interagency Council on Homelessness) estimated 15,000 people in Contra Costa County experience an episode of homelessness annually. It further estimated that on any given night, 4,800 people are homeless, i.e., living on the streets or in temporary accommodations, such as an emergency shelter. More than three-quarters of them are members of a family, including nearly 7,000 children.

Notable findings from the 2009 count include:

- The 2009 count found an 8% decrease in homeless persons in the County.
- Approximately 57% of unsheltered homeless persons live in encampments.
- The number of single adults accessing services has increased by about 20%.
- The number of homeless individuals in alcohol and drug treatment programs has doubled.
- There was an increase in the number of homeless individuals making use of food programs.

There is limited demographic data for the homeless population in Contra Costa County, but it is possible to make some generalizations based on counts in nearby counties:

- Most homeless are between the ages of 31 and 50
- Approximately two thirds of homeless are men
- More than half of homeless are veterans of US Armed Forces
- Many, approximately one-third, of homeless have mental illness
- Slightly over one-quarter have a chronic health condition
- Over one-third have a disability
- Five to ten percent of homeless have suffered domestic abuse

There are several public service organizations and agencies in the Contra Costa County area that offer shelter, counseling, or other services for the homeless, abused, and elderly. All are open to residents of Martinez. The Association of Homeless and Housing Service Providers and the United Way publish and distribute information on

emergency shelters, housing and other services available to the homeless in Contra Costa County. The information is tailored to the eastern, central, and western parts of Contra Costa County and is designed for use by service providers and persons in need of assistance.

Bay Area Homeless Alliance — The Bay Area Homeless Alliance (BAHA) is a collaboration of greater San Francisco Bay Area service agencies. The primary goal is to prevent or reduce homelessness by providing a variety of social services to families and individuals within the Bay Area counties. BAHA provides referrals to agencies throughout Martinez, Contra Costa County, and elsewhere in the San Francisco Bay area.

Contra Costa County Health Services Department — There are four main homeless shelters in Contra Costa County, each operated by the Contra Costa County Health Services Department. Two shelters are for single adults; one in Concord and one in Richmond. Together they have 111 beds for men, 56 beds for women, and four beds for people with special needs (people who are disabled, just released from the hospital following surgery, or transvestites). There are also two family shelters, one in Concord and one in Martinez (Mountain View House operated by Shelter, Inc. — see below), with a total of 57 beds. In addition, a youth shelter in Richmond (for people 18 to 21) has 10 beds. There are four separate waiting lists for the adult shelters—Concord men, Concord women, Richmond men, and Richmond women—and one combined list for the family shelters. According to the County, at any given time, there are about 1,500 men, 750 women, and 250 families on waiting lists to get into shelters (the one-day count in 2009 found 1,872 unsheltered homeless and 1,958 sheltered homeless in Contra Costa County). The waiting list does not include persons not wanting to be in a shelter.

SHELTER Inc. — Shelter, Inc. is an independent charitable, nonprofit corporation originally created by the Contra Costa County Board of Supervisors in 1986 to alleviate Contra Costa County's homeless crisis. The mission of Shelter Inc. is to help homeless and low-income persons in Contra Costa County obtain economic self-sufficiency, to sustain permanent housing, to promote innovative homeless prevention programs and to enhance human dignity. The company provides rental assistance, transitional housing, support services, and homelessness prevention programs.

Mountain View House, an interim housing facility for the homeless located in Martinez, is operated by Shelter, Inc. The facility has individual, private rooms to accommodate seven families at a time – up to 30 people, including children and adults. Homeless families can stay for 30 to 90 days, with the average stay being about 50 days (according to Tim O'Keefe, Executive Director).

Diablo Valley Foundation For The Aging — This agency helps the elderly maintain their dignity and independence through case management, senior daycare, conservatorships, power of attorney, and financial management. The Foundation provides services to all senior residents in Contra Costa County, including residents of Martinez.

Rubicon Programs — This agency provides affordable housing and support services for homeless, including provision of transitional and permanent housing.

As a participant in the County's Federal entitlement funding under the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Services Grant (ESG), and Housing for Persons with AIDS (HOPWA) programs, Martinez's strategy for addressing homelessness is coordinated through the County's Consolidated Plan and Continuum of Care strategies. Below is a list of agencies providing services as well as emergency, supportive and transitional housing in Contra Costa County.

Contra Costa Housing Inventory

Emergency Shelter

Provider Name	Facility Name	City	Target Population	Year-round Family Beds	Year-round Individual Beds	Total Year-Round Beds	Seasonal Beds
Contra Costa Health Services/ Homeless Programs	Concord and Brookside Adult Interim Housing	Richmond and Concord	Singles	0	175	175	0
Interfaith Council of Contra Costa	Winter Nights Shelter	Changes	Mixed	0	0	0	30
SHELTER, Inc.	Family Emergency Shelter	Concord	Families with Children	30	0	30	0
STAND! Against Domestic Violence	Rollie Mullen Center	Confidential	Domestic Violence	20	4	24	0
Anka Behavioral Health	East County Shelter	Antioch	Singles	0	20	20	0
Greater Richmond Interfaith	Emergency Shelter	Richmond	Families with	75	0	75	0
Contra Costa Health Services/	Calli House Youth Shelter	Richmond	Transition-age	0	6	6	0
Bay Area Crisis Nursery	Bay Area Crisis Nursery	Richmond	Singles	0	20	20	0
Bay Area Rescue Mission	Rescue Mission	Richmond	Families with	150	0	150	0
Shepherd's Gate	Shepherd's Gate		Mixed	15	15	30	0
Total				290	240	530	30
Unmet Need				190	285	475	0

***Mountain View House, an interim housing facility for the homeless located in Martinez, is operated by Shelter, Inc. The facility has individual, private rooms to accommodate seven families at a time – up to 30 people, including children and adults. Homeless families can stay for 30 to 90 days, with the average stay being about 50 days (according to Tim O'Keefe, Executive Director).

Transitional Housing

Provider Name	Facility Name	City	Target Population	Year-round Family Beds	Year-round Individual Beds	Total Year-Round Beds
STAND! Against Domestic Violence	MOVE	Confidential	Domestic Violence	24	4	28
Rubicon Programs, Inc.	Project Independence	Richmond	Mixed	22	3	25
Contra Costa Health Services/ Homeless Programs	Appian House: Youth	Richmond	Transition-age Youth	0	6	6
SHELTER, Inc.	Pittsburg Family	Pittsburg	Families with	32	0	32
SHELTER, Inc.	REACH Plus	Scattered Site	Mixed	72	56	128
SHELTER, Inc.	Next Step		Mixed	6	1	7
SHELTER, Inc.	San Joaquin II	Richmond	Families with	20	0	20
SHELTER, Inc.	East County	Antioch	Families with	70	0	70
Bay Area Rescue Mission	Transitional Housing	Richmond	Mixed	26	18	44
Deliverance House	Deliverance House		Families with	12	0	12
CARE Collaborative	Transitional Housing		Children	0	5	5
City of Richmond	Pride and Purpose	Richmond	Children	0	6	6
		Scattered Site	Singles	0	16	16
Anka Behavioral Health	Prop 36 Housing					
Total				284	115	399
Unmet Need				0	0	0

Permanent Housing

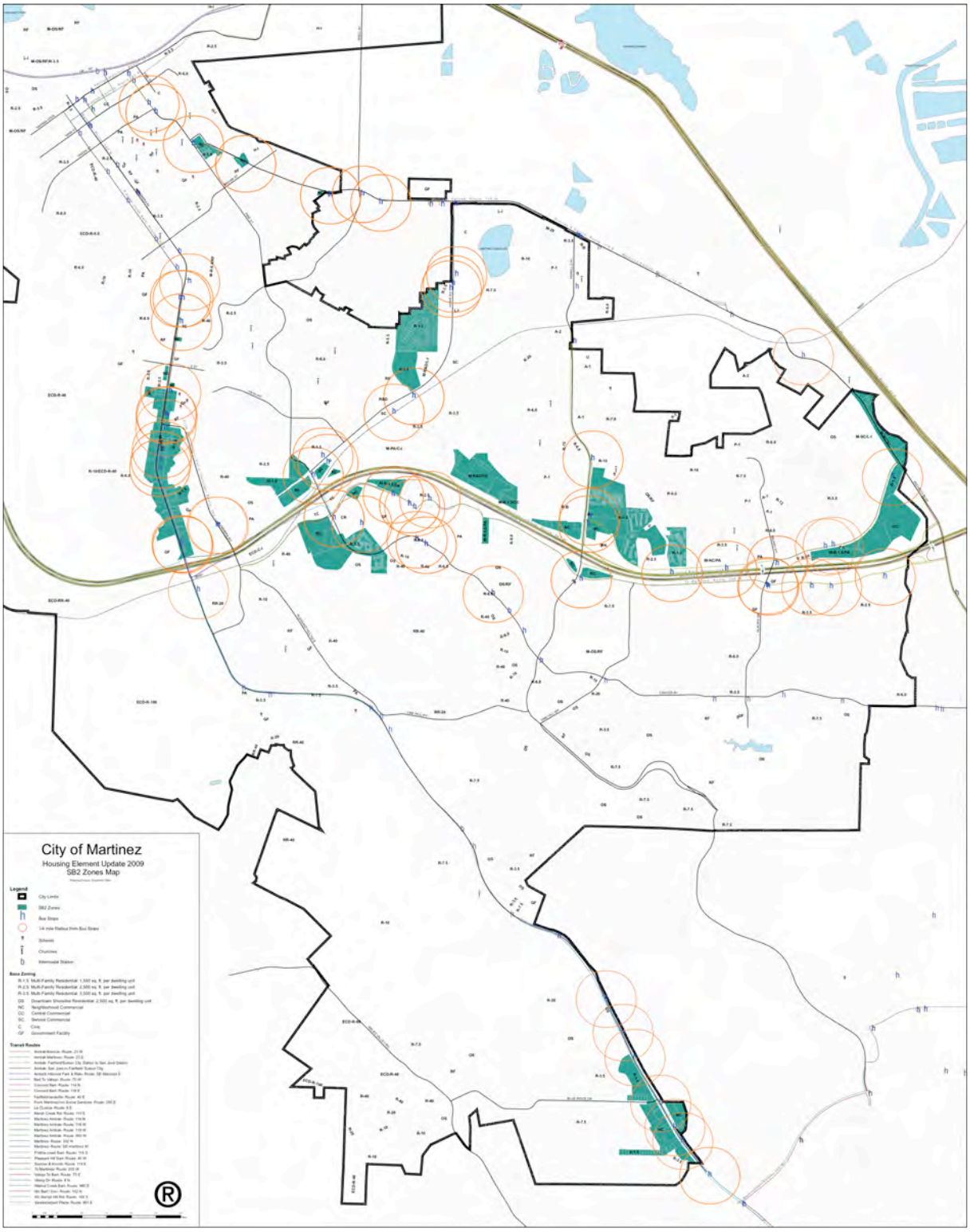
Provider Name	Facility Name	City	Target Population	Year-round Family Beds	Year-round Individual Beds	Total Year-Round Beds
Contra Costa County Housing Authority	Shelter Plus Care	Scattered Site	Mixed	193	125	318
Contra Costa County Housing Authority	Project Coming Home	Scattered Site	Singles	0	40	40
SHELTER, Inc.	Sunset House	Pittsburg	Singles	0	8	8
SHELTER, Inc.	Mary McGovern House	Concord	Singles	0	6	6
SHELTER, Inc.	Transitional Housing	Scattered Site	Mixed	28	9	37
Anka Behavioral Health	Casa Verde		Singles	0	11	11
Anka Behavioral Health	Casa Barrett		Singles	0	6	6
Anka Behavioral Health	Casa Lago	Antioch	Singles	0	13	13
Anka Behavioral Health	Walter's Way House	Concord	Singles	0	12	12
Anka Behavioral Health	Maple House	Concord	Singles	0	5	5
Anka Behavioral Health	ACCESS	Scattered Site	Singles	0	30	30
Rubicon Programs, Inc.	West Richmond Apartments	Richmond	Singles	0	4	4
Rubicon Programs, Inc.	Idaho Apartments	Richmond	Singles	0	28	28
Resources for Community Development	Aspen Court		AIDS	0	2	2
Contra Costa Interfaith Housing	Garden Parks Apartments	Pleasant Hill	HIV	72	0	72
Catholic Charities	Amara House	Richmond	AIDS	0	6	6
Total				293	305	598
Unmet Need				606	2,275	2,881

The approach recommended in the Housing Element is for the City to designate locations within the NC (Neighborhood Commercial), CC (Central Commercial), and R-1.5 (High-density residential) zoning districts, exclusive of the Downtown Specific Plan area, where emergency shelters for the homeless are allowed "by right." It is also recommended that any property must be located within a one-quarter mile of a transit stop, since this could be considered a reasonable distance for a person to walk to/from a transit stop to/from a facility. In addition, the Housing Element recommends that if a property containing a religious facility wants to open a permanent, year-round shelter that a use permit be required.

The map below shows potential locations within one-quarter mile of a transit stop where an emergency shelter could be allowed without a conditional use permit or other discretionary action. The identified locations have a realistic potential for redevelopment or reuse, and have access to transportation and services. As part of the rezoning action, the City will establish written and objective standards, as allowed in State law, covering:

- Maximum number of beds
- Off-street parking based upon demonstrated need
- Size and location of on-site waiting and intake areas
- Provision of on-site management
- Proximity to other shelters
- Length of stay
- Lighting
- Security during hours when the shelter is open

NC, CC and R-1.5 Zoned Areas Located Outside of Downtown Specific Plan Area and Within One-Quarter Mile of a Transit Stop



D Assisted Rental Housing "At Risk" of Conversion

Government Code Section 65583 requires each city and County to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low income units that are at risk of losing subsidies over the next 10 years (2009-2019). The termination of Federal mortgage and/or rent subsidies to housing developments built by the private sector is a potential threat to affordable housing throughout the country.

The scope of the analysis also includes units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

The inventory of assisted units includes a review of all multi-family rental units under Federal, State and/or local programs, including HUD programs, State and local bond programs, redevelopment programs, and local in-lieu fees (inclusionary, density bonus, or direct assistance programs). The inventory also covers all units that are eligible for change to non-low-income housing units because of termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

The table below provides information on the six government-assisted rental housing developments in Martinez. These six projects contain 521 rental units, of which 353 are subsidized and restricted to lower-income households. Of the total rental units, 288 are family units and 233 are senior and/or disabled units. These projects were funded with a variety of local and Federal sources. None of the subsidized units are at-risk of conversion to market rate rental housing due to their ownership and management status (Housing Authority owned/managed) or the funding source affordability requirements.

Assisted Rental Units

Project Name/ Address	Ownership	Units	Assisted Units	Subsidy	Risk Status
Emerson Arms Apartments	Non-Profit	32	32	HUD 236/221(d)(3) and Section 8	Low Risk (Section 8 Preservation Project – preserved in 2000)
Riverhouse Hotel	Non-Profit	73	73	CDBG, LIHTC	Not at risk (30-year affordability restrictions expire in 2020)
Alhambra Terrace	CCC Housing Authority	46	46	HUD (Public Housing)	Not at risk (based on ownership)
Hacienda Apartments	CCC Housing Authority	50	50	HUD (Public Housing)	Not at risk (based on ownership)
Muirwood Gardens Apartments	CCC Housing Authority	210	42	CDBG	Not at risk (based on ownership)
John Muir Homes I	Non-Profit	53	53	HUD 221(d)(3) BMIR	Lower Risk
John Muir Townhouses II	Non-Profit	54	54	HUD 236(j)(1)	Lower Risk
Ridgecrest Apartments	For-Profit	72	72	HUD 221(d)(4) MKT	Funding Expires 2025
TOTAL		**590**	**422**		

Sources: California Housing Partnership Corporation, November 2009; Contra Costa Housing Authority and Housing Department, November 2009

Section VII

Future Housing Needs and Opportunities

A Regional Housing Needs Allocation (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, ABAG 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 is shown below.

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

	1999-2006		2007-2014	
Income Level	**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, 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 households earn less than 50% of the median income. Low income households earn 50-80% of the median income. Moderate income households earn 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

B Available Land for Housing

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.

Methodology

A thorough sites inventory and analysis has been undertaken by the City to determine whether program actions are needed to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need contained in the City's Regional Housing Needs Allocation (RHNA). Preparing the inventory and accompanying site suitability analysis consists of assessing each site's suitability and appropriate density. To determine whether a site is truly "available for development," the Element must indicate the zoning, the slope and topography, whether the site is sufficiently served by public facilities, such as sewer and water, and whether there are environmental barriers to development.

Appendix A contains parcel listings of all sites with residential development potential during the Housing Element Planning Period (2007-2014). The estimated unit capacity is based on all applicable land-use controls and site improvement requirements, including standards such as maximum lot coverage, height, open space, and parking. For sites identified as being underdeveloped, the projected development considers existing development trends and site redevelopment potential. A significant number of the underdeveloped sites were evaluated, determined to be appropriate, and are encouraged for development in the recently adopted Downtown Specific Plan. Appendix A also contains a parcel-by-parcel listing of small sites (sites less than 1 acre in size).

Adequate Sites and Densities

Land suitable for residential development includes vacant residentially zoned sites; vacant non-residentially zoned sites that allow residential uses; underutilized residentially zoned sites capable of being developed at higher density or with greater intensity; and non-residentially zoned sites that can be redeveloped for, and/or rezoned for residential use. The City conducted an analysis of vacant and underutilized land based on Citywide County Assessor parcel data and the site analysis prepared for the Downtown Specific Plan.

To establish the number of units that can accommodate Martinez's share of the regional housing need for lower-income households (the City's Very Low and Low Income housing need is for 427 units), the Element must include an analysis that demonstrates the identified zone/densities can encourage and facilitate the development of housing for lower-income households. To provide local governments with greater certainty and clarity in evaluating and determining what densities facilitate the development of housing that is affordable to lower-income households, the statute provides two options. The City can either: (1) conduct an analysis of market demand and trends, financial feasibility, and residential project experience to demonstrate the densities facilitate lower income housing development; or, (2) apply Government Code Section 65583.2(c)(3)(B), which allows local governments to utilize "default" density standards deemed adequate to meet the "appropriate zoning" test, which in Martinez's case are sites designated at 30 units per acre or more.

Since Martinez has adequate sites currently zoned at 30 units/acre no further analysis is required to establish the adequacy of the density standard for lower income sites, and this standard is used in this Housing Element. 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 (see Appendix A), 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)
On Sites Currently Zoned for Residential Use

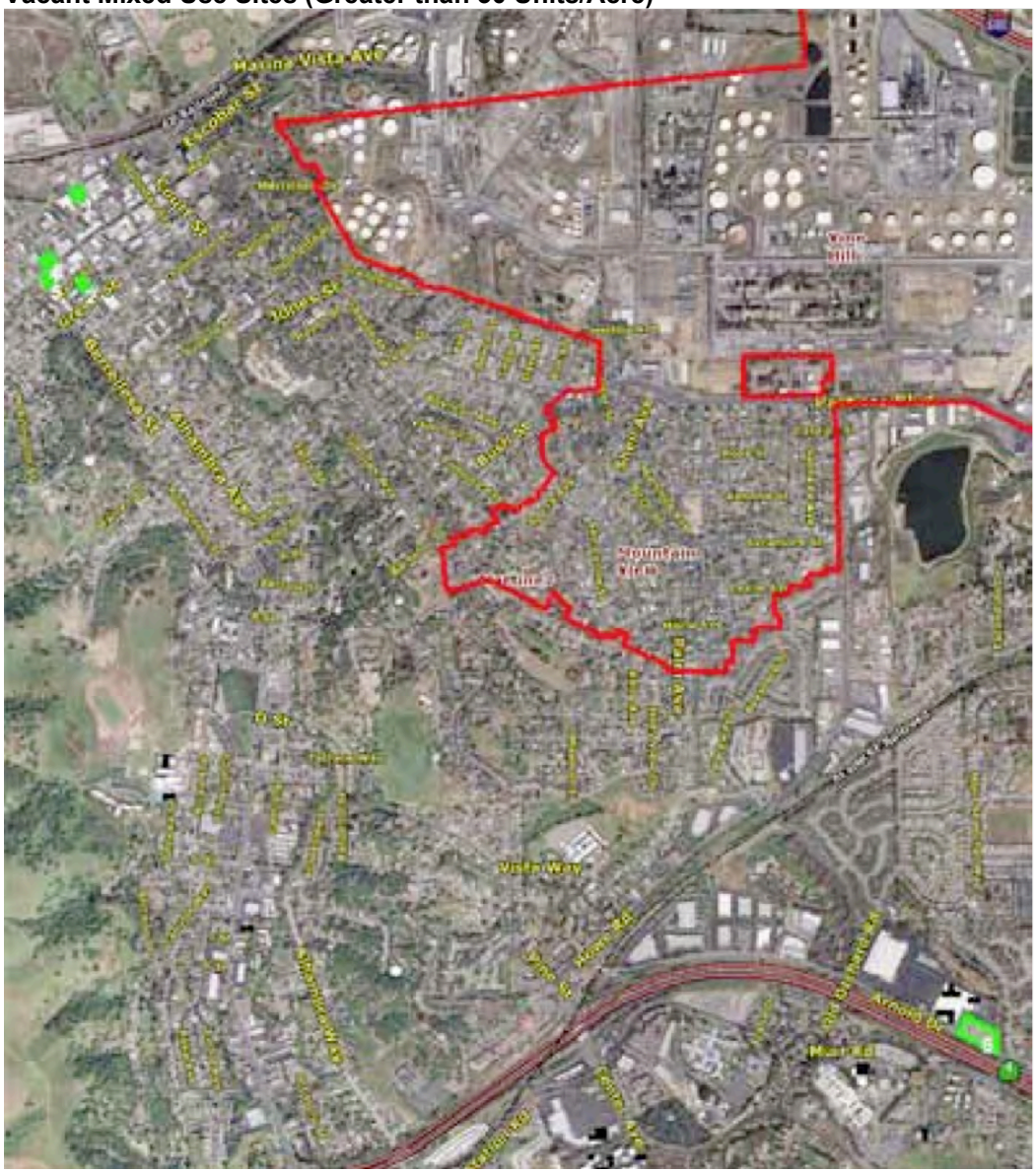
Site Conditions	Sites Greater than 30 Units/Acre	Sites Less than 30 Units/Acre	Total Units
Vacant Residential	60	538	598
Vacant Mixed Use	95	427	522
Underutilized Sites	284	86	370
Total	439	1,051	1,490

Source: City of Martinez, 2009

The three maps below show in green the vacant residential, vacant mixed use, and underutilized sites in Martinez that are currently planned and zoned to allow residential development at 30 units or more/acre. A site-by-site inventory, along with site-specific conditions and assumptions is available in Appendix A — Available Land Inventory. The "underdeveloped" category contains sites that are currently designated for residential use (or mixed use with a residential component) but are developed at densities significantly lower than the allowable development potential, and where redevelopment within the Housing Element planning period is a real option due to market conditions and/or the condition of existing structures.

Vacant Residential Sites (Greater than 30 Units/Acre)

Vacant Mixed Use Sites (Greater than 30 Units/Acre)



Underutilized Sites (Greater than 30 Units/Acre)

Relationship of Potential Housing Sites in Martinez to the City's Regional Housing Needs Allocation (RHNA) for the 2007-2014 Planning Period

The table below shows the distribution of potential housing units under current zoning compared to the City's RHNA for the 2007-2014 planning period. It should be noted that this table does not identify the number of housing units that will actually be built during this timeframe, nor does it identify the actual number of units that will be built at the various income levels described below. The table is merely intended to demonstrate that using the "default" density standards deemed adequate to meet the "appropriate zoning" test, which in Martinez's case are sites designated at 30 units per acre or more, the City has a sufficient number of sites currently planned and zoned at these densities.

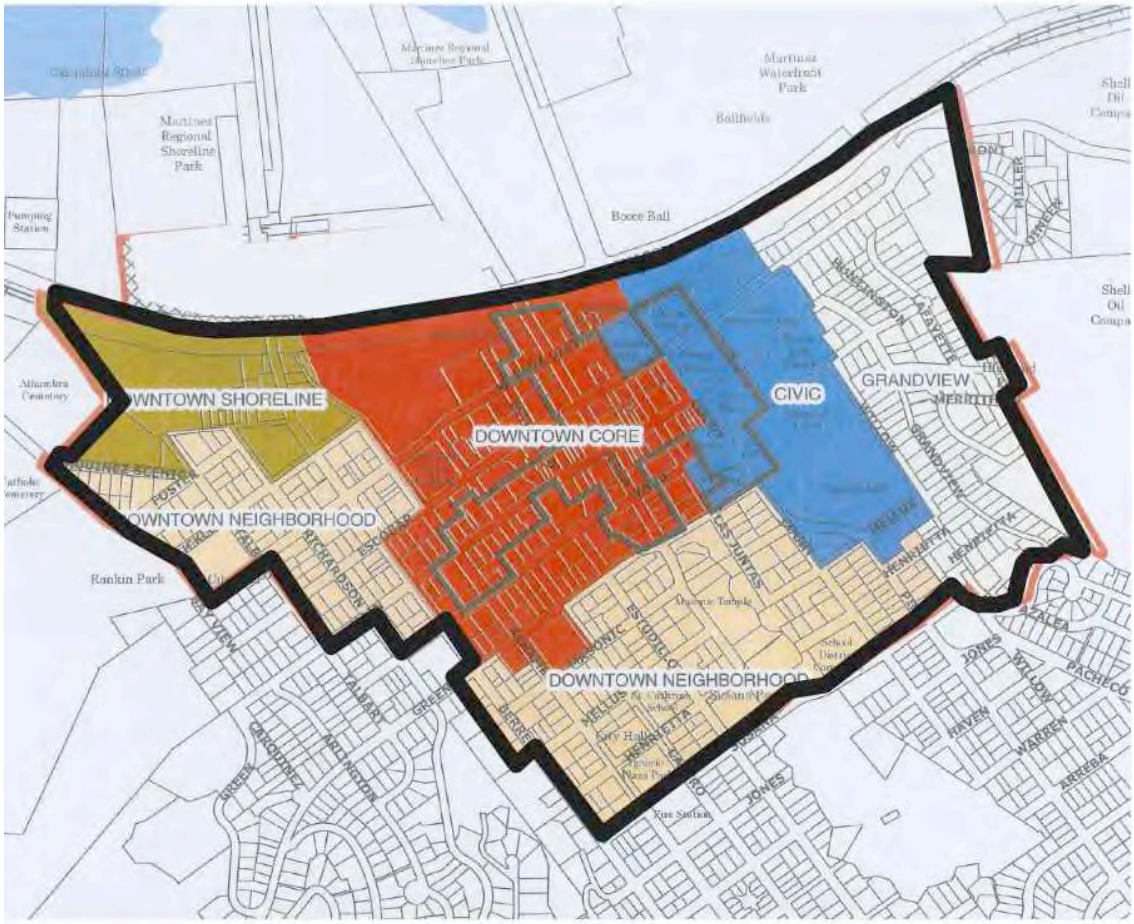
Relationship of Residential Development Potential in Martinez to the City's Regional Housing Needs Allocation for 2007-2014 (Sites Currently Zoned for Residential Use)

Site Conditions	Sites Greater than 30 Units/Acre	Sites from 20 to 29 Units/Acre	Sites Less than 20 Units/Acre	Total Unit Potential
Development Potential				
Vacant Residential	60	0	538	598
Vacant Mixed Use	95	426	1	522
Underutilized Sites	284	70	16	370
Total	439	496	555	1,490
ABAG Need (2007-2014)				
Very Low and Low	427	--	--	427
Moderate	--	179	--	179
Above Moderate	--	--	454	454
Total Need	427	179	454	1,060
Excess Unit Potential Under "Default" Density	**+12**	**+317**	**101**	**+430**

Basis for Development Potential Assumptions — City Policies and Standards

A significant number of sites available for development are located in the City's Downtown area. The Downtown Specific Plan (adopted 2006) encourages land use opportunities for Downtown Martinez to serve as a cultural, arts and entertainment center offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, culture and the arts. Three sub-areas that allow multi-family are identified within the Downtown: (1) Downtown Core; (2) Downtown Neighborhood; and (3) Downtown Shoreline. These are shown in the map below.

Downtown Specific Plan Sub-Areas and Land Use



(1) **Downtown Core.** Within the Downtown Core sub-area the basic density for residential is 29 units per acre, equivalent to R-1.5 zoning (1,500 square feet of lot area per unit). The Downtown Core area is within the CC — Central Commercial Zoning District, which allows dwelling units above the ground floor. The Planning Commission may approve up to a maximum density of 43 units per acre by use permit by finding that the proposal is superior in terms of all or almost all of the following criteria: (1) design and appearance; (2) minimizing impacts on adjacent public lands; (3) providing on-site amenities for the future residents; (4) preserving or creating view corridors; (5) utilizing green building practices to the maximum extent possible; and, (6) providing a public amenity.

(2) **Downtown Neighborhood.** The allowable density range for the Downtown Neighborhood sub-area is from 12 to 35 units per acre (equivalent to R-3.5 to R-1.5-DO zoning). If a property is located in the R-1.5-Downtown Overlay (DO) District it is allowed

to go from the 29 units/acre permitted “by-right” to 35 units/acre, if a use permit is approved subject to the following findings:

- That the residential development will complement and be compatible with the existing residential community and reflect the historic ambiance of the Downtown residential district.

- That the architecture, landscaping and site plan of the residential development will result in a significantly better environment than otherwise would have occurred under the existing zone district requirements.

(3) **Downtown Shoreline.** Within the Downtown Shoreline sub-area the base, allowable maximum density of 17 units per acre is equivalent to R-2.5 Zoning. The Planning Commission may approve a maximum density at 35 units per acre subject to a use permit approval. In order to approve a density above the lower end of the density range, the Planning Commission would need to find that in addition to meeting standard requirements, the proposal is superior in terms of two or more of the following criteria:

- Assembling all or most of the contiguous parcels into one project, and designing the project as a new neighborhood.

- Design and appearance.

- Minimizing impacts on adjacent public lands.

- Providing onsite amenities for future residents.

- Preserving or creating view corridors from public streets such as Talbert, Buckley, Marina Vista, Carquinez Scenic Drive, Castro and Berrellesa.

- Utilizing green building practices to the maximum extent possible.

- Providing a variety of housing types, including detached single family residential, where feasible, as a transition in areas near existing single family neighborhoods.

- Providing a new public street system that improves access to the Regional Shoreline and Alhambra Creek, potentially by extending Alhambra Avenue along the creek, and vacating Berrellesa.

In order to approve a density at or near the upper end of the density range, the Planning Commission would need to find that the proposal is superior in terms of all or almost all of the above criteria.

Downtown Overlay District

Prior to the adoption of the Downtown Specific Plan, the City had adopted the Downtown Overlay District in 1996, which applies to residential properties located around the Downtown commercial area and in areas along Alhambra Avenue and Berrellesa Street leading into the Downtown area. The Downtown Overlay District applies to properties both inside and outside of the 2006 Downtown Specific Plan area. The purpose of the Downtown Overlay District is to allow for existing higher densities to continue, encourage infill development of underutilized parcels, maintain the Downtown's small town and historical character, and promote the rehabilitation of homes in Downtown neighborhoods. This is accomplished through residential design guidelines and development regulations that are less stringent than standard zoning, including the ability to develop at higher density, subject to a use permit, than otherwise allowed by the underlying base zoning (R-1.5 through R-3.5). Below is a map of the Downtown Overlay District, with the outline showing the overlapping areas with the Downtown Specific Plan. Since 1996, increases in project density above 30 units/acre have been allowed within the Downtown Overlay Zoning District, subject to use permit approval.

Downtown Overlay District

Recent Approvals Under the Downtown Specific Plan

Recent City approvals demonstrate the feasibility and realistic capacity of development under the policies of the Downtown Specific Plan. This is demonstrated in the recently approved RCD (Resources for Community Development) project, a 49-unit apartment project for low income seniors, which is described below. Another recently completed project is the three-unit complex at 231 Main Street (Aiello), which was allowed a density increase subject to the findings of the Downtown Overlay District. The eight-unit complex at 500-528 Berrellesa Street (Villa del Sol) also required a use permit for the density increase above 30 units/acre. It was not subject to the Downtown Specific Plan as the Downtown Specific Plan had not yet been adopted. The 500-529 Berrellesa project required a two-step process to get to the higher density (from 29 units/acre to 35 units/acre) — (1) a zoning district change (to a higher density category), and then, (2) granting of the use permit required in the Downtown Overlay District. With the Downtown Specific Plan in place, that process has been simplified.

All of these projects were found to be superior projects that received approval to exceed the basic allowable densities applicable to their subject Residential Zoning District so they could be built at more than 30 units/acre. The design and appearance aspects of these projects were found to be superior additions to their context because of extensive landscaping, architecture rooted in local styles, and their high level of detailing, building articulation and materials. Superior design, along with the findings described above would be expected of all future projects as well.

Downtown Case Study of RCD — Resources for Community Development

In 2009, the City approved construction of a 49-unit apartment project for seniors (55 years of age or older), with all rents restricted to affordable levels (all rents to be limited to 50% of Area Median Income, or less). The City approved a Use Permit to allow density and height above the 17 units/acre, two story/30' height limits normally permitted in the DS - Downtown Shoreline Zoning District, and a 10' front yard setback; and Design Review for building elevations and landscaping. The applicant also was granted a density bonus for affordable housing, pursuant to California Government Code Sections 65915-65918 (referred to as "State Density Bonus Law") to allow 49 units per acre where a maximum of 35 units would normally be permitted, and related concessions and incentives to requirements for useable open space, maximum site coverage and subdivision map.

Use Permit Findings
In addition to the findings required by the Downtown Specific Plan and the Downtown Overlay District for use permits, all use permits are subject to the general findings for use permits noted in the Zoning Ordinance (MMC Section 22.10.070). The findings are:

- The proposed location of the conditional use is in accord with the objectives of this Title (Zoning), and the purposes of the district in which the site is located.

- The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

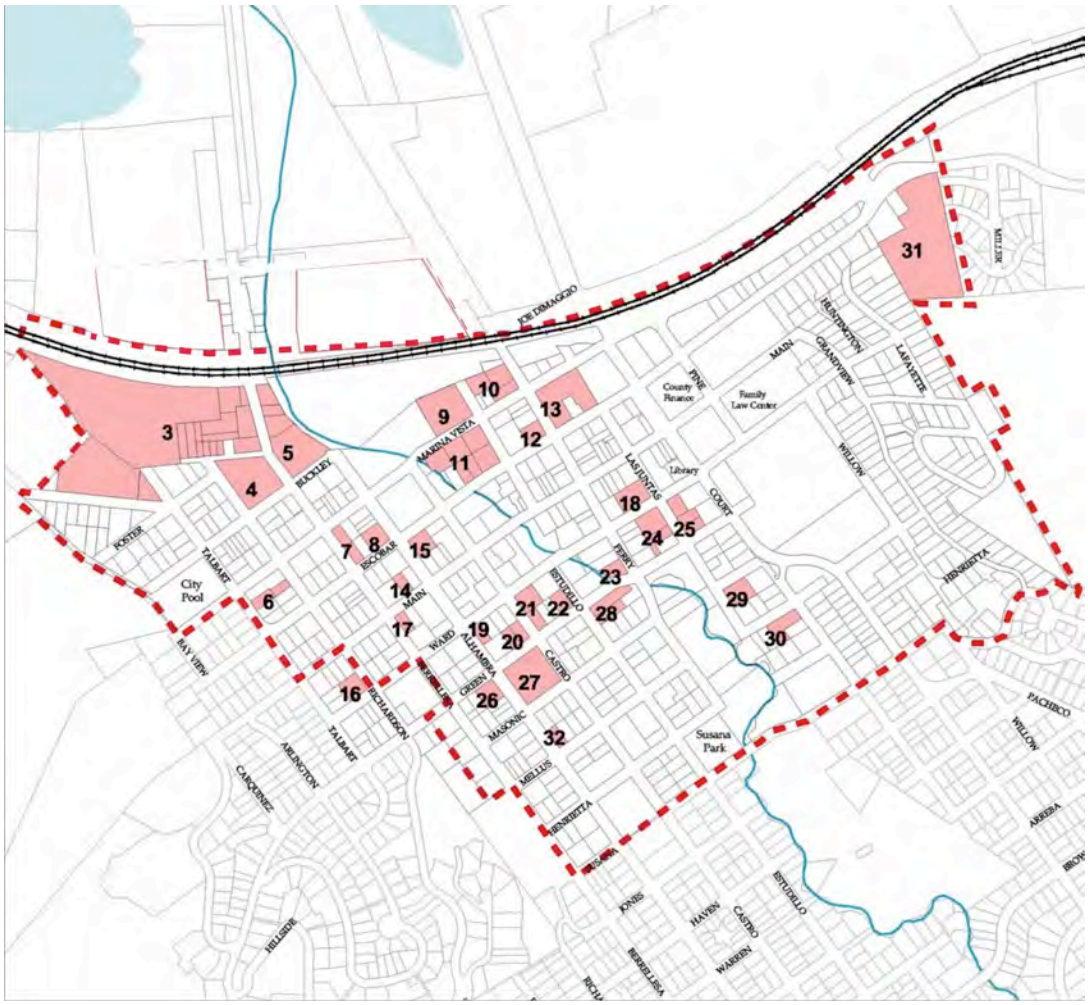
- The proposed conditional use will comply with each of the applicable provisions of this Title.

Commercial Districts Throughout Martinez
Commercial districts throughout Martinez (Central Commercial, Neighborhood Commercial, and Service Commercial) allow residential uses above the ground floor as a use "by-right." Densities are consistent with R-1.5 zoning, which allows up to 29 units/acre. In the CC District, a use permit can be granted for densities up to 43 units/acre.

Evaluation of Underdeveloped Sites
The 2006 Downtown Specific Plan contained an economic assessment supporting the policies, land use designations and the identification of opportunity sites in the Downtown. It concluded that there is potentially a very strong housing market in the Downtown. Further, the study concluded that land prices for housing provide incentives for owners and developers to revitalize opportunity sites, and that sites designated for development as multi-family sites will ultimately lead to the transition and revitalization of these sites.

As shown on the map below there are a significant number of "Opportunity Sites" identified in the Downtown Specific Plan. Underdeveloped sites with potential for 30 or more units/acre, as described in this Housing Element, include portions or all of site numbers 3, 4, and 5, as shown on the map below.

Downtown Specific Plan "Opportunity Sites"



Environmental and Infrastructure Conditions

The recent EIR prepared for the Downtown Specific Plan thoroughly examined development potential, capacity and impacts associated with the Downtown Specific Plan, and the potential cumulative impacts that could happen under buildout of the General Plan. The examination covered such issues as land use, population, transportation, air quality, biological resources, cultural resources, geology, soils, seismicity, hydrology, water quality, hazards, visual resources, etc.

Projections for provision of public and community services in the EIR took into account citywide growth scenarios that could occur under buildout of the General Plan. The conclusion is that no citywide cumulative impacts are anticipated. The same is true of utilities capacity.

C Potential Non-Governmental Constraints to Housing

State law requires that the Housing Element include a discussion of the factors that present barriers to the production of housing, including government actions and market forces (non-governmental constraints). Identification of these constraints helps the City to implement measures that address these concerns and reduce their impacts on the production of housing.

Cost of Land

Many factors determine the price of land in the City, including allowable density and type of residential development, the availability of public services and utilities and the quality of nearby existing development. The following table lists land for sale in an around the City of Martinez. The list includes all types of land, including commercial and industrial sites. The median price per acre was over $485,000 in 2009.

However, land costs are highly variable and vary depending on the current market conditions, the current zoning, permit entitlements, improvements, existing utility connections, location, and other factors. Non-residential sites are included in the analysis because they affect the land market for residential properties.

Land Costs In and Around Martinez (2009)

Location	Price	Acres	Price/Acre
Martinez	$149,500	0.2	$747,500
Martinez	$677,484	2.2	$313,650
Martinez	$8,000,000	48.2	$166,078
Martinez	$535,000	1.5	$361,486
Martinez	$249,950	0.3	$781,094
Martinez	$125,000	0.1	$1,101,112
Martinez	$450,000	1.8	$255,682
Martinez	$149,950	0.1	$1,419,961
Martinez	$900,000	60.7	$14,832
Martinez	$925,000	1.5	$633,562
Pacheco	$199,950	0.3	$666,500
Martinez	$69,000	0.2	$345,476
Martinez	$1,900,000	71.5	$26,588
Martinez	$175,000	0.1	$1,254,815
Martinez	$795,000	0.7	$1,104,167
Martinez	$900,000	7.3	$124,138
Martinez	$88,825	0.1	$703,494
Martinez	$250,000	2	$125,000
Martinez	$795,000	5.9	$133,838
Martinez	$83,000	0.1	$608,667
Median	$350,000		$485,077

Source: Redfin.com (November 2009)

Financing Costs

The cost of borrowing for either the construction or purchase of a home is a major contributor to the overall price of housing. Higher interest rates can eliminate many potential homebuyers from the housing market or make development of

some housing projects infeasible. Developers typically need to achieve relatively high densities in urban infill and re-use projects to support financing and land costs.

Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans, but have caused significant problems when rates rise.

The fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership.

Until mid 2008, home mortgage financing was readily available at attractive rates throughout Contra Costa County and California. Rates vary, but ranged around 6.25 percent to seven percent from 2006-2008 for a 30 year fixed rate loan (HSH Associates Financial Publishers). However, rates have been as high as ten or 12 percent in the last decade.

Starting in late 2008, it became harder to get a home purchase loan, but the average interest rate has fallen to around five percent. In particular, people with short credit history, lower incomes or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher rates. Discussions with mortgage bankers have indicated that loans in Martinez are being approved at the same interest rates as surrounding jurisdictions.

The table to the right shows the costs for borrowing a fixed sum of money for 30 years at different interest rates.

Principal and Interest Costs for a 30-Year Mortgage of $500,000

Interest Rate	Total Monthly Payments (excluding taxes and insurance)
5%	$2,684
6%	$2,998
7%	$3,326
8%	$3,669
9%	$4,023

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

Construction Costs

Market factors significantly affect the cost of housing and thus must be considered when addressing the provision of affordable units. Escalating land prices and construction costs along with fluctuating interest rates contribute to the increased cost of housing in Martinez as well as Contra Costa County and the rest of the Bay region.

Labor and materials, the two primary factors affecting construction costs, represent the majority of the cost of building a home in most communities. Material costs can be the most volatile factor in construction costs. Until recently, builders in many parts of the country faced shortages and/or sharp increases in the cost of concrete, framing wood, steel, and other construction materials. Starting in 2008, building materials have dropped in price, in some cases by more than ten percent.

According to Building-Cost.net, the labor and materials cost for a single-story, detached 2,200 square foot single-family home was about $125 per square foot in 2009, excluding permit fees, contractor markup and other indirect costs. The estimated direct cost to construct such a home is nearly $300,000. Land, land preparation, utilities, planning entitlements, development impact fees, financing, and other costs could easily make the minimum cost of building a single-family home in Martinez over $400,000.

It is estimated that affordable multi-family housing construction costs – excluding land costs but including all soft costs, permit fees, interest carry, and general administration – range from $150 to $210 per square foot; however, the development of a market rate multi-family project would increase the cost per square foot by roughly nine to 11 percent.

The City can provide assistance in reducing the cost of affordable housing by processing proposals efficiently, supporting grants and requests for funding by project applicants, and by waiving or reducing City application and permit fees for projects providing affordable housing.

D Potential Governmental Constraints to Housing

Martinez regulates the use of land within the city limits through the General Plan, area plans, specific plans, zoning and subdivision ordinances, city design standards, and building codes[6]. In addition, the City has adopted a Growth Management Element to comply with Measure C, a voter-approved Countywide transportation sales tax and growth management initiative. Potential housing constraints posed by these various policies, and how these constraints can be lessened, are discussed below.

General Plan Land Use Element. The Land Use Element of the Martinez General Plan allows a diversity of housing types at varying densities. Residential densities range from zero to six units per acre for single-family dwellings, up to 40 units per acre for multi-family senior housing. The mixed use area within the Downtown Specific Plan (Downtown Core) allows office, commercial or residential uses with a base allowable maximum "by-right" residential density of 29 units per acre. The Planning Commission may approve densities up to a maximum density of 43 units/acre with a use permit.

Zoning. The City has over 13 residential zoning designations to regulate both single-family and multifamily residential developments at various densities. The residential zoning districts and their minimum required lot areas are listed in the following table. In addition to minimum parcel sizes, the following regulations also are used to determine the manner in which residential development occurs within Martinez.

Setbacks. Setback regulations prescribed by City zoning allow for greater flexibility and responsiveness to varying lot sizes and existing neighborhood development. Front yard setbacks range from ten to 50 feet depending on the zoning district. The variable side yard and front yard requirements provide relief for narrow lots and properties located in neighborhoods with physical and topographical features that limit site development to front yard areas. Additionally, certain exceptions to setback requirements are permitted to allow for even greater design flexibility. For example, a reduced rear yard of five feet is allowed for detached accessory structures- such as second dwelling units - which are less than 15 feet in height.

[6] See the Land Use Element and Martinez Municipal Code for more details.

Summary of Martinez Residential Development Standards (2009)

Zoning District	Lot Coverage	Building Height (feet)	Minimum Yard Setback			Minimum Lot Area (square feet)	Units per Acre
			Frontyard (feet)	Sideyard with two story (feet)	Rearyard (feet)		
R-1.5	40%	30	10	5 (10)	20 (may be reduced to 10 depending on lot)	10,000	29 Units/ac
R-2.5	35%	25	20	5 (10)	25 (may be reduced to 15 depending on lot)	3,500	17 Units/ac
R-3.5	40%	25	20	5 (10)	25	4,000	12 Units/ac
R-6.0	40%	25	20	5 (10)	25	6,000	7 Units/ac
R-7.0		35	20	5 (15)	15	7,000	6 Units/ac
R-7.5	35%	25	20	5 (10)	25	7,500	5 Units/ac
R-10	30%	25	25	5 (12)	25	10,000	4 Units/ac
R-12		35	20	10 (25)	15	12,000	3 Units/ac
R-20	25%	25	25	10 (15)	25	20,000	2 Units/ac
R-40	20%	25	25	15 (25)	25	40,000	1 Unit/ac
R-80	10%	25	50	25 (35)	25	80,000	0.5 Units/ac
R-100	5%	25	50	30 (40)	25	100,000	0.4 Units/ac
RR	5-25%	25	25-50	10-30 (15-40)	25	20,000-100,000	2-0.4 Units/ac

Source: Martinez Zoning Ordinance (available online at http://www.cityofmartinez.org/depts/planning/rec_and_app.asp)

Note: Standards of Planned Unit Development district are flexible and can change.

Structure Height. In most zoning districts no residential structure can have more than two stories or exceed 25 feet in height as measured from natural grade. An exception to this 25-foot height maximum allows three stories for multi-family structures up to 30-feet in the R-1.5 district, if designed with two floors over ground level or submerged parking.

Lot Coverage and Floor Area Ratios. Structure size is mainly regulated by lot coverage maximums specific to each residential zoning district as shown above. The City also imposes a maximum floor area ratio (FAR) of 0.30 for homes located on substandard hillside lots (i.e., lots that are non-conforming to either the base zoning or slope-density standards for minimum site area required) and where the natural slope of the site under the proposed home exceeds 20 percent. Lot coverage permitted by the City could constitute a constraint on small lots to the development of affordable housing. This potential constraint is addressed through the City's Downtown Overlay District regulations (see below).

Residential Uses Allowed Under Current Zoning

P = Permitted Use
C = Conditional Use

Zoning District	Single Family Detached	Single Family Attached	Multi-family	Residential Care Fewer than 6 people	Residential Care More than 6 people	Emergency Shelter	Single-Room Occupancy	Manufactured Homes	Mobile Homes	Transitional Housing	Second Units
R-1.5	P	P	P	P	C			P	C		P
R-2.5	P	P	P	P	C			P			P
R-3.5	P	P	P	P				P			P
R-6.0	P			P				P			P
R-7.0	P			P				P			P
R-7.5	P			P				P			P
R-10	P			P				P			P
R-12	P			P				P			P
R-20	P			P				P			P
R-40	P			P				P			P
R-80	P			P				P			P
R-100	P			P				P			P
RR	P			P				P			P
DS	P	P	P	P				P			P
P-1	P	P	P	P				P			P
M-29	P	P	P	P	C			P			P

Source: Martinez Zoning Ordinance (available online at http://www.cityofmartinez.org/depts/planning/rec_and_app.asp)

Parking. All single-family housing units are required to provide two off-street parking spaces. Two covered spots are required for single-family homes on lots zoned R-6.0 through RR-100, and one covered, one uncovered are required for single-family homes zoned R-1.5 through R-3.5. Multi-family developments are required to provide parking at 2.25 spaces per unit, except that multi-family developments located in the Downtown Overlay District have less restrictive parking obligations with a use permit. Also, in the Downtown Overlay District, parking requirements are based on the specific number of bedrooms, ranging from 1 space for each studio unit, to 2 spaces for a two-bedroom or larger unit. A further reduction in the number of parking spaces required in the DO zone, down to 1 space per unit of any size, may be approved with a use permit.

Downtown Overlay District. The Downtown Overlay District applies to residential properties located around the Downtown commercial and office area and in areas along Alhambra Avenue and Berrellesa Street leading into the Downtown area. The purpose of the Downtown Overlay District is to allow for existing higher densities to continue, encourage infill development of underutilized parcels, maintain the Downtown's small town and historical character, and promote the rehabilitation of homes in Downtown neighborhoods. This is accomplished through residential design guidelines and development and parking regulations that are less stringent than standard zoning (but

some require use permits). A comparison between the Downtown Overlay District and standard zoning regulations is provided below.

Downtown Overlay District and Standard Zoning Comparison

Zoning District	Downtown Overlay District	Standard Zoning
Site Area Per Dwelling		
R-1.5	1,250 square feet	1,500 square feet
R-2.5	1,500 square feet	2,500 square feet
R-3.5	2,500 square feet	3,500 square feet
Lot Coverage		
R-1.5	45%	40%
R-2.5	45%	35%
R-3.5	45%	40%
Front Yards	Depends on adjoining properties, but always 20 feet or less	10-20 feet
Side Yard	5 feet for structures less than 12 feet in height, 10 feet for structures over 12 feet, 10 feet for corner lots	5 (10) feet
Rear Yard	Averaging 10/15 feet	10-25 feet

Source: Martinez Zoning Ordinance (available online at http://www.cityofmartinez.org/depts/planning/rec_and_app.asp)

Environmental Conservation District. Martinez has an Environmental Conservation District that was established as a companion district, to be used in conjunction with residential or other districts. Housing is permitted at one house on sites up to 20 acres and two houses on sites larger than 20 acres. Use permits require an environmental impact statement.

Mobile Home Overlay Zone (MH). The Mobile Home Overlay Zone ordinance was established to promote affordable housing through manufactured and mobile homes while preserving environmentally sensitive areas and neighborhood character. The MH Zone designates areas where manufactured homes are permitted. In addition, the MH Zone requires design review approval for all manufactured homes to ensure their compatibility with the surrounding natural and man-made setting. The MH Zone does not act as a constraint, but rather promotes construction of housing that is more affordable.

Hillside Development Regulations. The Hillside Development Regulations limit residential density on hillside areas. The purpose of the regulations is to preserve the environmental and scenic character of hill areas, and to ensure that densities can be reasonably accommodated given the physical constraints hillside areas present in the provision of residential services such as utilities and roads. Allowable density has an inverse relationship that decreases as slope increases. Additionally, the Hillside Development Regulations recommend projects adhere to certain development standards in order to minimize their impact on hillside areas. These standards include minimizing grading to preserve natural terrain, excluding areas of slope instability, locating structures so that ridgelines and natural features are minimally disturbed, and maintaining a high quality of residential design that is compatible with surrounding properties.

The Hillside Development Regulations have been put in place to protect sensitive lands. Prospective developers seek to maximize density where higher costs associated with hillside development require greater density for an economically viable project. While the density calculations can preclude the development of housing on sloped parcels that may seem to have sufficient land area to accommodate medium to high density housing, the slope density calculations reduce the potential to an appropriate carrying capacity. Sensitive lands are also protected by project review through the City's Design Review Committee.

Mixed Use (M) Combining District. The Mixed Use Combining District allows the City to join two or more use districts under the umbrella of a mixed use zone, thereby permitting properties to contain combinations of uses that are permitted individually in each of the underlying zones. The permitted and conditional uses in the Mixed Use District are those allowed in each individual zoning districts that have been combined under the Mixed Use District. Regulations pertaining to density, lot coverage, height and spacing of buildings, yard spaces, open spaces, parking and loading facilities, and other requirements are based on the most restrictive standards of the zoning district included in the combined Mixed Use District.

Housing for Special Needs Populations

The City permits small group and foster care homes (six or fewer persons) by right according to State laws. The City allows large group homes (up to 15 persons) subject to a use permit in the R-1.5 and R-2.5 zones. There are no specific development standards required for group homes, other than compliance with zoning, building, and other local health and safety codes and compliance with State licensing requirements.

The City does not specifically list homeless shelters, transitional housing, or farmworker housing as permitted or not permitted. With respect to farmworker housing, the City has

determined that no significant farmworker housing need exists in Martinez as there are no nearby agricultural-zoned lands that would attract farmworkers.

Second Dwelling Units

Martinez permits second units in all residential zones through an administrative permit process, subject to the following requirements:

- Compliance with building and other health and safety codes.
- Compliance with zoning setback and lot coverage requirements through a site plan review process.
- One parking space (spaces need not be covered or enclosed).
- No more than one second dwelling unit per lot.
- Compliance with architectural and site plan standards.
- Owner Occupancy deed restriction, whereby the owner must occupy one of the units.
- Meet minimum size and facilities requirements as defined for efficiency dwellings in Section 17958.1.

Design Review Process

Under the current zoning ordinance residential design review is required for some projects. On average the design review process takes about four to six weeks to complete from the date the application is submitted. Specific applications requiring design review include:

- Structures proposed on sites with natural slopes greater than 10 percent.
- Visually significant areas.
- Sites adjoining one or more undeveloped parcel under the same ownership.
- Multifamily projects.

Two committees have been established to review project proposals to provide guidance to the applicants in the early stages of development. The Project Review Committee (PRC), composed of representatives from Planning, Building, Engineering and Police staff, usually meets on a weekly basis to review development proposals. The PRC analyzes proposals for compliance with City requirements and provides preliminary feedback on site planning, architecture and public improvements conforming to City standards. This process does not act as a constraint on project development, but rather gives applicants the opportunity to submit projects that are more likely to receive a favorable decision by the Planning Commission or Zoning Administrator, and serves as a tool to expedite the development process.

The Design Review Committee is composed of volunteer design professionals who review the project's architecture, landscape design, and site plan. The Committee usually meets twice per month, and is advisory to the Planning Commission, Zoning

Administrator, and Planning Staff. The design review process ensures greater community acceptance of proposed projects by reviewing them against community-accepted standards and assuring they fit in with the area.

Building Codes

The City has adopted the 2007 California Building Code. It has no local changes, but has adopted several of the optional sections. The City does not require that an entire unit meet code if the value of the renovation is less than 50 percent of the total value of the building. Building codes do not act as a restraint to the provision of housing, but serve as a positive measure to ensure that families have a safe place to live.

Development/Infrastructure Fees

The City requires that a new development and second dwelling units pay their fair share of the costs to mitigate the impacts to parks, roads and drainage created by that development. The City collects mitigation fees prior to issuance of any building, grading or encroachment permits for all land use types. City water service is available to a majority of Martinez residents. The remainder is provided by Contra Costa Water District, a special district. City water system fees are determined by location of the property and include connection fees, service line installation charges and meter/detector check charges. Other connection fees are charged by sewer districts and PG&E. In addition, all residential properties are required to pay school impact fees.

Development fees per unit vary depending upon the unit type, size of the lot, etc. The total fees are estimated to run approximately $20,809 for a single-family residence (with construction valued at $300,000) and $13,229 per unit for a multi-family dwelling (based on construction valued at $100,000). Various impact fees are summarized below.

Summary of Typical Fees (2009)

Fee Type	Unit Type	
	Single-Family	Multi-Family
Impact Fees	$14,041	$10,048
Building Permits and Fees (includes plan review and Title 24 check)	$6,768 (based on $300,000 valuation)	$3,181 (based on $100,000 valuation)
Other Typical Fees		
Total	$20,809	$13,229

Source: City of Martinez, Community and Economic Development Department and Public Works Department

Summary of Development Impact Fees (2009)

Fee Type	Unit Type	
	Single-Family	Multi-Family
Transportation	$2,221	$1,528
Parks and Recreation	$2,509	$1,834
Parks In-Lieu Fee	$5,095	$3,723
Cultural Facilities	$3,373	$2,466
Police Facilities	$411	$411
Childcare Facilities	$432	$86
Total	$14,041	$10,048

Source: City of Martinez, Community and Economic Development Department and Public Works Department

Note: Multi-family fees are per unit. Total fees includes school impact fee for a 2,000 square foot single-family home and a 1,000 square foot multi-family unit.

Planning Fees and Permit Procedures

Planning fees are charged to cover the cost of processing development proposals. The fee for processing planning applications is $130.00 per hour of staff time worked on the application. Costs of planning permit processing vary greatly, depending on site constraints, applicable specific plans, and environmental impacts.

Most residential projects in Martinez require the following sequence of review/approvals:

- Staff review of site plans.
- Design Review Committee review of proposals subject to design review.
- Zoning Administrator and Planning Commission review and public hearing for projects involving subdivisions, use permits, conditional use permits, variances, and design review.
- Planning fees and typical timeframes for permit approval.

Martinez Application Fees and Average Processing Time (2009)

Type of Application	Fee	Process Time (Days)
General Plan Amendment	$7,755	Variable
Design Review, Single-Family	$715	Variable
Design Review, Multi-family	$2,855/Project	Variable
Design Review - Planned Unit Development	$5,170/Project	Variable
Conditional Use Permit - Single-Family Residential	$465	45
Conditional Use Permit - Planned Unit Development	$1,510	90-120
Rezoning	$5,170	90-120
Variance	$620-$1,170	45
Environmental Review: Initial Study/Negative Declaration	$1,695	45
Environmental Impact Report	$1,285	120-180

Note: At the discretion of the Assistant City Manager, an hourly rate may be charged for any services

Source: City of Martinez, Community and Economic Development Department and Public Works Department

Building Permit Fees

The Building Division of the Public Works Department collects building permit fees to cover the costs of processing building permit applications. The building permit fees fall under two general fee types: general permit fees and special permit fees. Special permit fees are collected for the issuance and inspection of heating, electrical, or plumbing work. The average is $124.00 per permit. The general fee accounts for the bulk of building permits and is determined by project valuation. Project valuation is based on gross square footage times the construction cost by building type. The cost of construction is determined by the Building Valuation Data sheet published by the International Conference of Building Officials. Building Permit fees total 38% of the total fee, and 25% is for Planning Plan Check and Title 24 fees.

Building Permit Fees (2009)

Fee Type	Fee
Valuation = $1-$1,500	$77
$1,501 – $2,000	$98
$2,001 – $25,000	$149 plus $30.28 per $1,000
$25,001 – $50,000	$845 plus $21.85 per $1,000
$50,001 – $100,000	$1,392 plus $15.14 per $1,000
$100,001 – $500,000	$2,149 plus $12.12 per $1,000
$500,001 – $1,000,000	$6,995 plus $10.27 per $1,000
More than $1,000,001	$12,131 plus $6.80 per $1,000

Source: City of Martinez, Public Works Department.

Measure C

Contra Costa County voters passed the Contra Costa Transportation Improvement and Growth Management Ordinance in 1988, which established a half-cent sales tax for transportation improvements, and requires all jurisdictions to include a Growth Management Element in the General Plan.

The Growth Management Element must include performance standards for traffic, fire, police, parks, sanitary service, water and flood control. In order for local jurisdictions to receive Measure C funds for road improvements, they must certify that every project complies with the adopted standards. The Growth Management Ordinance also includes a requirement that each jurisdiction develop an implementation program that creates housing opportunities for all income levels. The Ordinance has now been implemented for over ten years. Measure C has not acted as a constraint to housing production. In fact, one of the criteria for each city to report on compliance with Measure C to the Contra Costa Transportation Authority is to have an adopted Housing Element that is certified by the California Housing and Community Development Department as compliant with State Housing Element law. This is needed to qualify for "return to-source" funds from the Contra Costa Transportation Authority, and serves as an incentive for cities to conduct a thorough effort in connection with housing planning.

Potential Constraints on Housing for Disabled Persons

The Building Division enforces the regulations of the California Building, Plumbing, and Electrical Codes (Title 24 of the California Codes). Title 24 requires all new multi-family projects having three or more units to be adaptable to the specific needs of disabled tenants and visitors. However, the application of these requirements to structures in existence prior to the adoption of adaptability and accessibility regulations is often tenuous. Neither State nor locally adopted regulations enable the City's Building Division

to apply these regulations generally to all multi-family developments of three units or more. Not requiring older structures to conform to the amendments may be a constraint on housing for disabled persons, especially since such structures typically charge lower rents.

The City permits educational, residential, health care, and other supportive services of the type that could benefit persons with disabilities in residential zones, particularly as part of a residential development with on-site supportive services. Based on its zoning, land use policies, and building code practices, there is no evidence that Martinez has created significant constraints to the location, construction, or cost of special needs housing for persons with disabilities.

Procedures for Ensuring Reasonable Accommodation. The City of Martinez has procedures to ensure that reasonable accommodations are made for persons with disabilities. Individuals with disabilities can telephone the City, send an e-mail, write a letter, stop by City offices, or appear at a Planning Commission or City Council meeting to request special accommodations to address the requirements of City zoning or building codes for disability needs. The City attempts to address these without using the variance process. The City considers modifications for persons with disabilities as temporary structures that can be approved administratively, which avoids the need for a variance procedure involving a public hearing. Once approved, such modifications may remain for the life of the individual, or subsequent occupants, with special accessibility needs. Such modifications from the strict application of building and zoning codes may be approved for both new and existing residences. Any individuals with disabilities, or a representative of such individuals, may request and obtain administrative approval of modifications for reasonable accommodation of persons with disabilities.

An analysis of zoning and permit requirements, and the City's implementation of its code requirements, indicates that the City's current procedures for processing building and planning permits do not represent impediments to reasonable accommodations for persons with disabilities. The City allows any individual representing a person with disabilities, including an applicant with disabilities, to request consideration of their special needs in the application of the City's zoning, building, and other codes.

Efforts to Remove Regulatory Constraints for Persons Living with Disabilities. The State of California has removed any City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City-initiated constraints on housing for persons with disabilities caused or controlled by the City. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted

under Chapter 11 of the 2007 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Martinez's Zoning Ordinance was updated in 2001. It has been reviewed for Chapter 11 compliance and found to be compliant.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.
The City implements and enforces Chapter 11 of the 2007 California Code, which is very similar to the ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities as part of its public assistance at the Community and Economic Development Department's application counter.

On-and Off-Site Improvement Standards
The City requires developers to provide all on-site utility connections and meet City standards for curbs, gutters, and sidewalks. The City requires developers to pay impact fees to contribute to off-site drainage, water, sewer, and street improvements. Because Martinez is nearly built out, street widths are established by the existing street system. It is unlikely that a new development would be of a size requiring significant new streets. Any internal streets required to serve a development would be improved for strictly local use by project users. The City's site improvement standards, while contributing to the cost of housing, are not unreasonable in relation to the health and safety goals they seek to achieve.

E Sustainability, Climate Change and Energy

The Importance of Community Sustainability and the Relationship Between Housing and Climate Change
Sustainability is a local, regional and national concern. According to the Environmental Protection Agency (EPA), "Smart growth development practices support national environmental goals by preserving open spaces and parkland and protecting critical habitat; improving transportation choices, including walking, bicycling, and transit, which reduces emissions from automobiles; promoting brown field redevelopment; and reducing impervious cover, which improves water quality."

A major focus of Federal, State, and local governments on New Urbanism, Smart Growth, and Transit Oriented Development is the revitalization and densification of cities and towns across America into walkable, mixed-use communities, with pedestrians and bicycles given top priority over automobiles, and a serious focus on increasing use of bicycles, buses and trains as major forms of transportation.

In June, 2009, the City of Martinez adopted a Climate Action Plan to address climate change. The City will also need to make sure there is future consideration of SB375 and other actions related to climate change, and coordinated housing and transportation planning. Climate change, caused in part by the release of Carbon Dioxide and other gases, is an increasingly important issue in the Bay Area, California and globally. Two major concerns are sea level rise and decreased water supplies due to smaller snow packs. Housing affects climate change in two ways. The houses themselves take energy to construct, heat, cool and light, and the energy production contributes to climate change. Additionally, housing patterns affect how often and how far people have to drive. Since vehicles contribute over 40 percent of climate change gases in California, finding ways to allow people to drive fewer miles is important (California Air Resource Board Frequently Asked Questions http://www.climatechange.ca.gov/).

The City is located in the Carquinez Strait Region. The Carquinez Strait runs from Rodeo to Martinez. It is the only sea-level gap between San Francisco Bay and the Central Valley. The subregion includes the lowlands bordering the strait to the north and south, and includes the area adjoining Suisun Bay and the western part of the Sacramento-San Joaquin Delta as far east as Bethel Island. The subregion extends from Rodeo in the southwest and Vallejo in the northwest to Fairfield on the northeast and Brentwood on the southeast. Many industrial facilities with significant air pollutant emissions (e.g., chemical plants and refineries) are located within the Carquinez Strait Region. The pollution potential of this area is often moderated by high wind speeds. However, upsets at industrial facilities can lead to short-term pollution episodes, and emissions of unpleasant odors may occur at any time. Receptors downwind of these facilities could suffer more long-term exposure to air contaminants than individuals elsewhere. Consequently, it is important that local governments and other lead agencies maintain buffer zones around sources of air pollution sufficient to avoid adverse health and nuisance impacts on nearby receptors. Areas of the subregion that are traversed by major roadways, e.g., Interstate 80, may also be subject to higher local concentrations of carbon monoxide and particulate matter,

as well as certain toxic air contaminants such as benzene.

The Bay Area Alliance for Sustainable Development is a coalition of business groups, government agencies, environmentalists, developers, and neighborhood interests working together to develop and promote a shared vision for how the region can grow in a more sustainable manner. The Alliance has developed a 'Compact for a Sustainable Bay Area' to define a region-wide consensus for sustainability. The 'ten commitments to action' are listed below. The commitments are not intended to be the responsibility of any one jurisdiction, agency or organization. Rather they are actions that could be pursued individually or collectively. The intent is for everyone to consider the perspectives of all "**Three E**s" — **Economy, Environment, Equity** — and to promote a more sustainable future in all their decisions and actions.

Ten Commitments to Action for a Sustainable Bay Area

Bay Area Alliance for Sustainable Development

(1) Enable a diversified, sustainable and competitive economy to continue to prosper and provide jobs in order to achieve a high quality of life for all Bay Area residents.

(2) Provide housing affordable to all income levels within the Bay Area to match population increases and job generation.

(3) Target transportation investment to achieve a world-class comprehensive, integrated and balanced multi-modal system that supports efficient land use and decreases dependency on single-occupancy vehicle trips.

(4) Preserve and restore the region's natural assets -- San Francisco Bay, farmland, open space, other habitats.

(5) Improve resource and energy efficiency, and reduce pollution and waste.

(6) Focus investment to preserve and revitalize neighborhoods.

(7) Provide all residents with the opportunity for quality education and lifelong learning to help them meet their highest aspirations.

(8) Promote healthy and safe communities.

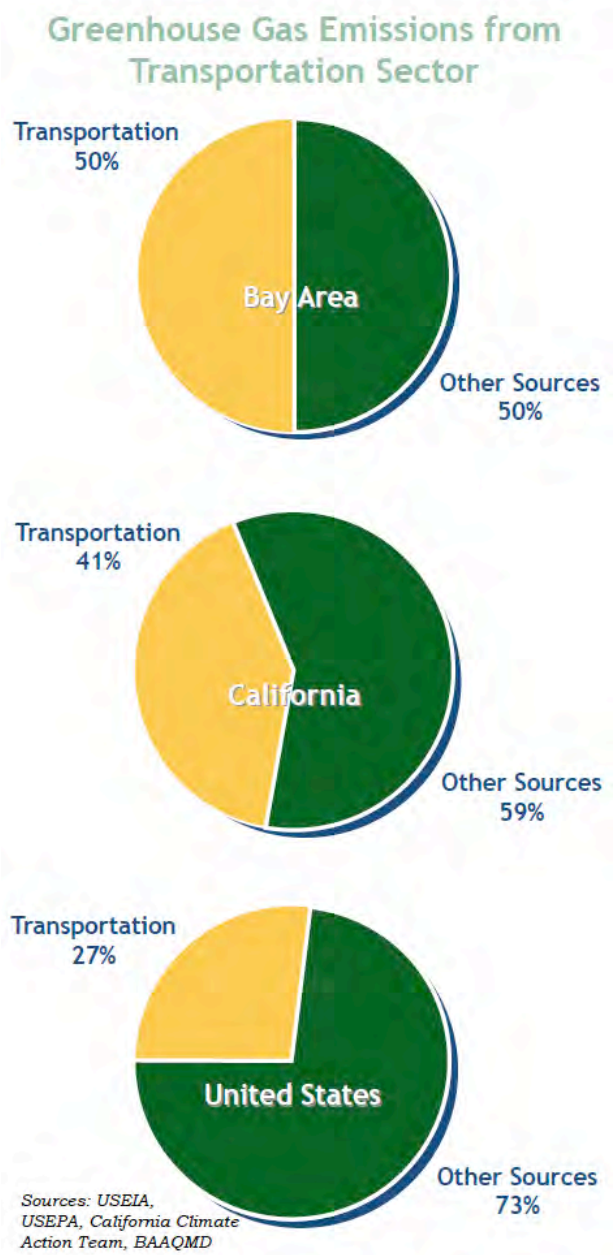
(9) Support state and local government fiscal reforms.

(10) Stimulate civic engagement.

The Metropolitan Transportation Commission (MTC) has evaluated commuting patterns of people that live within half a mile of a transit center, versus those who live in urban and suburban areas (Report to Joint Policy Commission by R. Gossen, 11/23/2005). They found that being in transit-oriented development dramatically reduces the number of car trips that people take and the total vehicle miles traveled. A typical suburban household drives just over 40 miles a day, which causes over 14,000 pounds of CO2 a year (see figure below). A typical resident in a transit-oriented development drives half that distance, and consequently produces half as much carbon dioxide.

One of the best ways of reducing the number and length of car trips is by providing walkable communities that offer a mix of housing, retail and commercial buildings, all near varied transportation options (called transit oriented developments). This alone reduces vehicle miles by thirty percent and adds to the quality of life of residents (Growing Cooler, Urban Land Institute, 2008).

A large part of the reduction in CO2 is because residents who live near transit use it. According to the MTC, over thirty percent of households in transit-oriented developments commute by public transit. The State's AB 32 Global Warming legislation and newly passed SB 375 will place increasing emphasis on sustainable community patterns regionally that incorporate feasible balances between jobs and housing, and emphasize transit oriented development near major transit stops or high quality transit corridors (train and bus) identified in the regional transportation plan.



Energy

Housing Elements are required to identify opportunities for energy conservation. Energy costs have increased significantly over the past several decades, and climate change concerns have increased the need and desire for further energy conservation and related "green building" programs. Buildings use significant energy in their design, construction and operation. The use of "green building" techniques and materials can significantly reduce the resources that go into new construction and can make buildings operate much more efficiently. One common definition of "green building" is design and construction practices that significantly reduce or eliminate the negative impacts of buildings on the environment through energy efficiency and renewable energy, conservation of materials and resources, water efficiency, site planning and indoor environmental quality.

The State of California's Title 24 standards that establish energy performance criteria are the most restrictive in the Country. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an "energy budget." In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. In addition, the State has adopted a model "Green Building Code" that is currently voluntary, but is expected to become mandatory in 2010. Contra Costa County also has a program to improve energy conservation in existing housing that covers weatherization as part of the rehabilitation work. Housing Element Program 9 ("Continue to Participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program") calls for more active marketing of rehabilitation programs.

Utility-related costs can directly impact the affordability of housing in Northern California. Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations.

The following are among the alternative ways to meet California energy standards.

- The use of passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- The use of higher insulation levels in place of thermal mass or energy conserving window orientation.
- The use of active solar water heating in exchange for less insulation and/or energy conserving window treatments.

Site planning techniques, the use of landscaping, and the layout of new developments can also reduce energy consumption associated with residential development through reductions in heating and cooling needs, opportunities to use non-motorized vehicles for transportation, and reductions in energy inputs to the development of housing.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways: (1) Building design that keeps natural heat in during the winter and keeps natural heat out during the summer, reducing air conditioning and heating demands; (2) Building orientation that uses natural forces to maintain a comfortable interior temperature; and (3) Use of landscaping features to moderate interior temperatures.

Pacific Gas & Electric (PG&E) provides a variety of energy conservation services for residents and PG&E also participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program. The CARE Program provides a 15 percent monthly discount on gas and electric rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

Technical Appendices

VACANT RESIDENTIAL SITES Greater than 30 Units/Acre

N

1" = 135'

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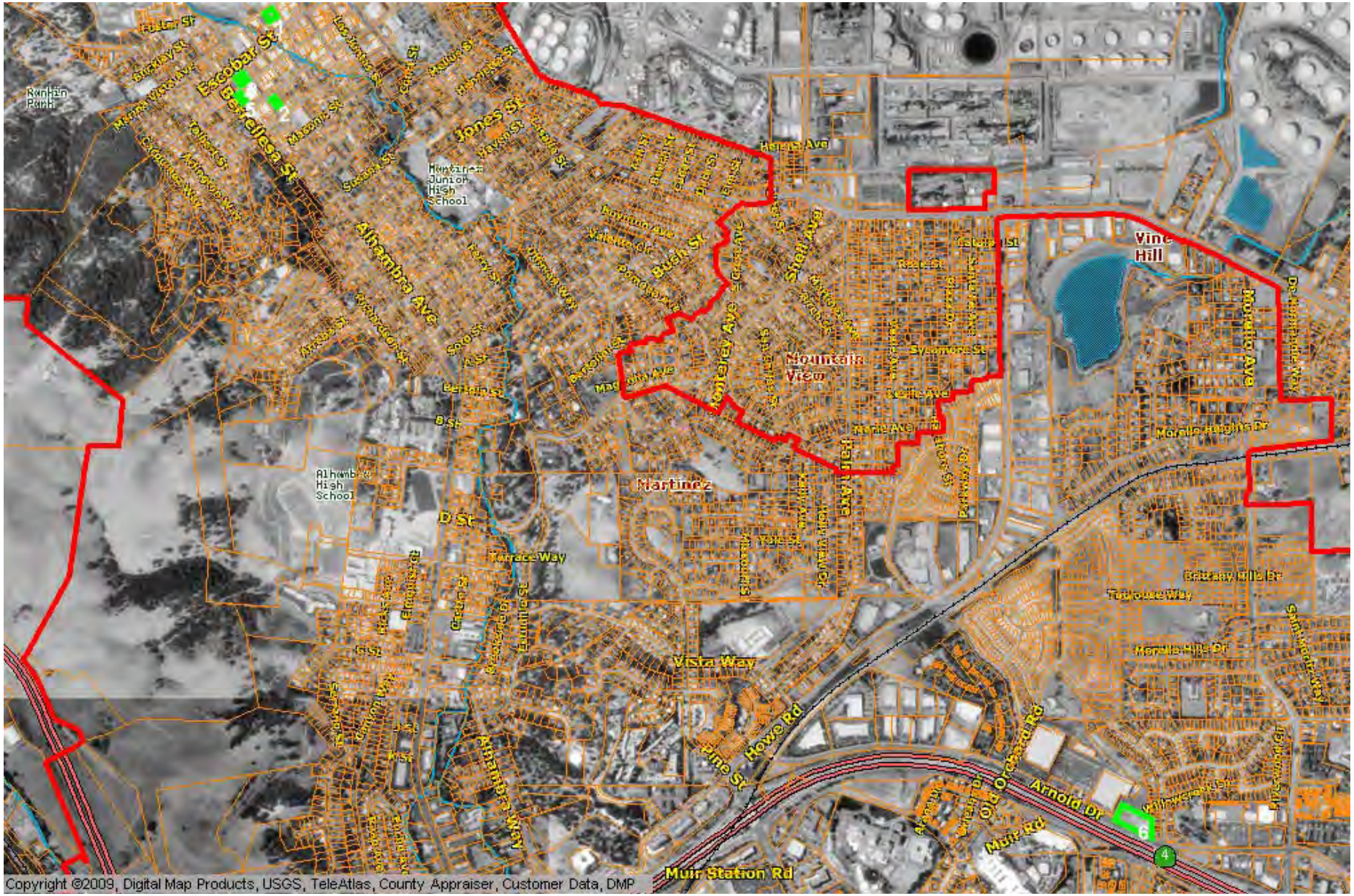
Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Martinez (November 2009)

VACANT RESIDENTIAL SITES WITH SITES GREATER THAN 30 Units/Acre

Definition: Sites that are currently undeveloped (may include sites used for agriculture or open space, but which are designated for residential and do not have built structures on them)

Assessor Parcel Number		Street Address	Area	Zoning	GP Density *(units/acre)*		Potential Units		Potential Site Constraints				Appropriateness for Residential Development /
(APN)			*(acres)*		*Min.*	*Max.*	*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	**Other Comments**
3724000058	**1**	243 CARQUINEZ SCENIC DR	0.24	DS	17	35	4	8					DT SP, Residential Development. Downtown Overlay District. Also development opportunity if site is combined with adjacent sites.
3732340066	**2**	427 ESCOBAR ST	0.22	R-1.5	12	35	2	8	X	X			DTSP. Downtown Overlay District.
3732410018	**3**	BERRELLESA ST	0.62	DS	17	35	1	2		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410042	**4**	200 BERRELLESA ST	0.26	DS	17	35	4	9		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410067	**5**	FOSTER ST	0.16	DS	17	35	2	5		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410141	**6**	212 BUNKER ST	0.39	DS	17	35	6	13		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410166	**7**	211 BERRELLESA ST	0.3	DS	17	35	5	10		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410190	**8**	218 BUNKER ST	0.13	DS	17	35	2	4		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
3732410208	**9**	FOSTER ST	0.05	DS	17	35	1	1		X			DT SP, Residential Development. Also development opportunity if site is combined with adjacent sites.
							TOTAL	**60**					



VACANT MIXED USE SITES GREATER THAN 30 Units/Acre

N

1" = 1350'

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Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Martinez (November 2009)

VACANT MIXED USE SITES WITH SITES GREATER THAN 30 Units/Acre

Definition: Sites that are currently designated for non-residential use that allow residential development or mixed use development (including residential)

Assessor Parcel Number		Street Address	Area	Zoning	Potential Units		Potential Site Constraints				Appropriateness for Residential Development /
(APN)			*(acres)*		*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	**Other Comments**
3731830034	**1**	500 ESTUDILLO ST	0.22	CC	6	10	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732130012	**2**	WARD ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732220045	**3**	MAIN ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732220052	**4**	MAIN ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732250018	**5**	721 BERRELLESA ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3771200148	**6**	1047 ARNOLD DR	1.5	M-R-1.5/CC	0	65					Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
					TOTAL	**95**					

UNDERUTILIZED SITES GREATER THAN 30 Units/Acre

N

1" = 145'

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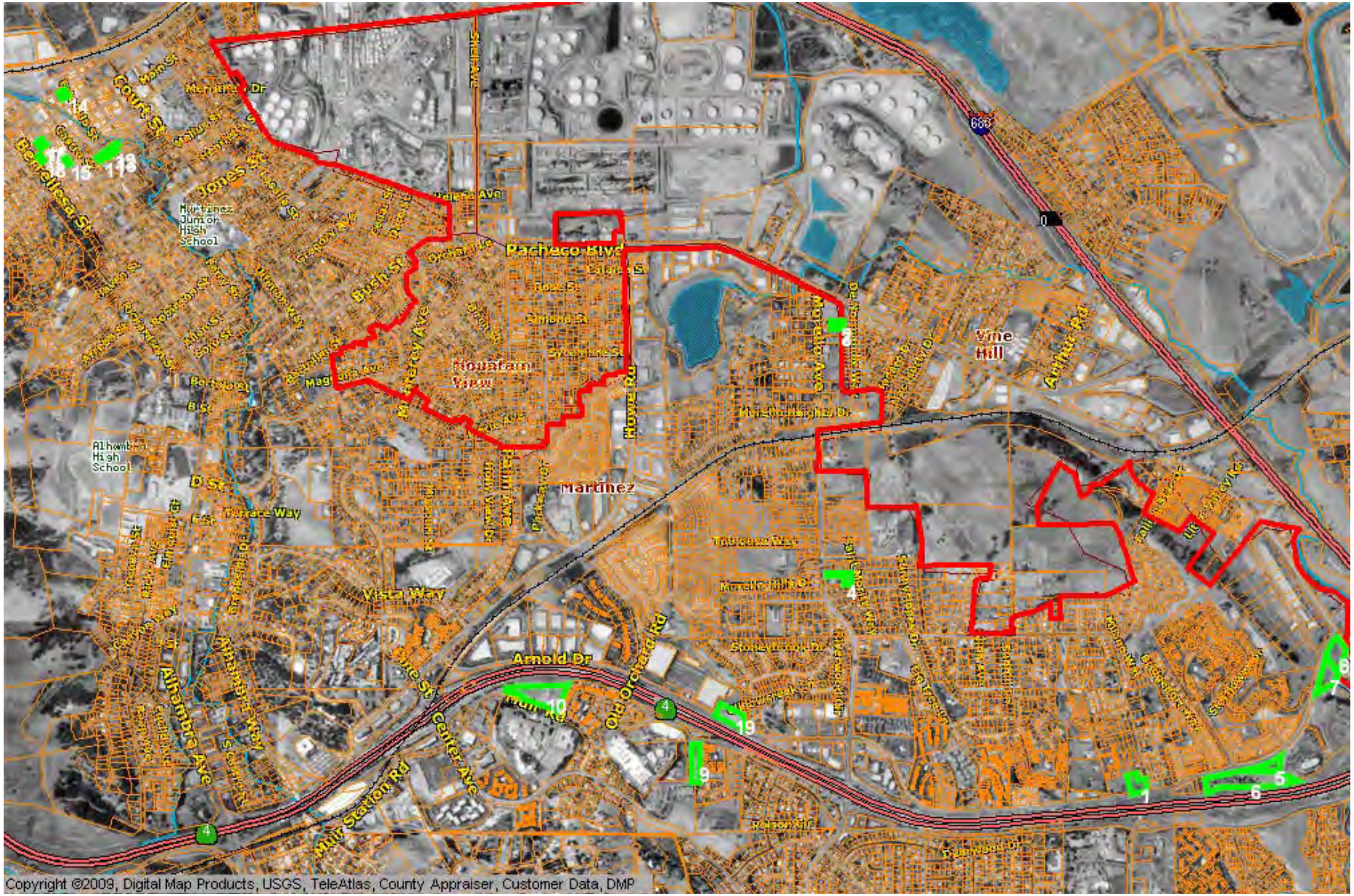
Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Martinez (November 2009)

UNDERUTILIZED SITES WITH SITES GREATER THAN 30 Units/Acre

Definition: Sites that are currently designated for residential use (or mixed use with residential component) but which are developed at densities significantly lower than those designated and where redevelopment is a real option due to market conditions and/or condition of existing structures.

Assessor Parcel Number		Street Address	Area	Zoning	GP Density *(units/acre)*		Current Number	Potential Units		Potential Site Constraints				Potential Reasons for Site Being Underutilized	Reasons Why Redevelopment to Make Better Use
(APN)			*(acres)*		*Min.*	*Max.*	of Units	*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	*location, site conditions, market factors, ownership, etc.*	of the Site is Achievable
3724000066	1	211 FOSTER ST	6.1	DS	17	35	0	100	200		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacent sites.
3732410075	2	223 FOSTER ST	0.07	DS	17	35	0	1	2		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacent sites.
3732410117	3	227 FOSTER ST	0.05	DS	17	35	0	1	1		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacent sites.
3732410125	4	223 FOSTER ST	0.04	DS	17	35	0	1	1		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacent sites.
3732410133	5	221 FOSTER ST	0.14	DS	17	35	0	2	4		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacent sites.
3732410158	6	210 BERRELLESA ST	0.19	DS	17	35	0	3	6		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacent sites.
3732410216	7	231 FOSTER ST	0.05	DS	17	35	0	1	1		X			Market Factors, Ownership	Redevelopment possible if site is combined with other adjacent sites.
3732420017	8	300 ALHAMBRA ST	0.17	DS	17	35	0	2	5		X			Market Factors	
3732420033	9	210 BERRELLESA ST	0.11	DS	17	35	0	1	3		X			Market Factors	
3732420041	10	209 BERRELLESA ST	0.17	DS	17	35	0	2	5		X			Market Factors	
3732420058	11	221 BERRELLESA ST	0.22	DS	17	35	0	3	7		X			Market Factors	
3732430016	12	301 BUCKLEY ST	1.03	DS	17	35	0	17	49		X			Market Factors	Applicant approved for 49 units with special density bonus.
								TOTAL	**284**						


Pacheco Blvd
Martinez
Mountain View
Vine Hill
Alhambra High School
Martinez Junior High School
Court St
Jones St
Bush St
Monterey Ave
Howe Rd
Arthur Rd
Vista Way
Arnold Dr
Old Orchard Rd
Center Ave
Muir Station Rd
Alhambra Ave
Alhambra Way
Terrace Way
Marina Vista
Marina Vista Dr
Marina Vista Ct
Marina Vista Way
Marina Vista Cir
Marina Vista Pl
Marina Vista Ln
Marina Vista Rd
Marina Vista Ave
Marina Vista St
Marina Vista Blvd
Marina Vista Terrace
Marina Vista Court
Marina Vista Place
Marina Vista Circle
Marina Vista Lane
Marina Vista Road
Marina Vista Avenue
Marina Vista Street
Marina Vista Boulevard

Housing Element Sites Inventory - Summary of Housing Opportunity Sites

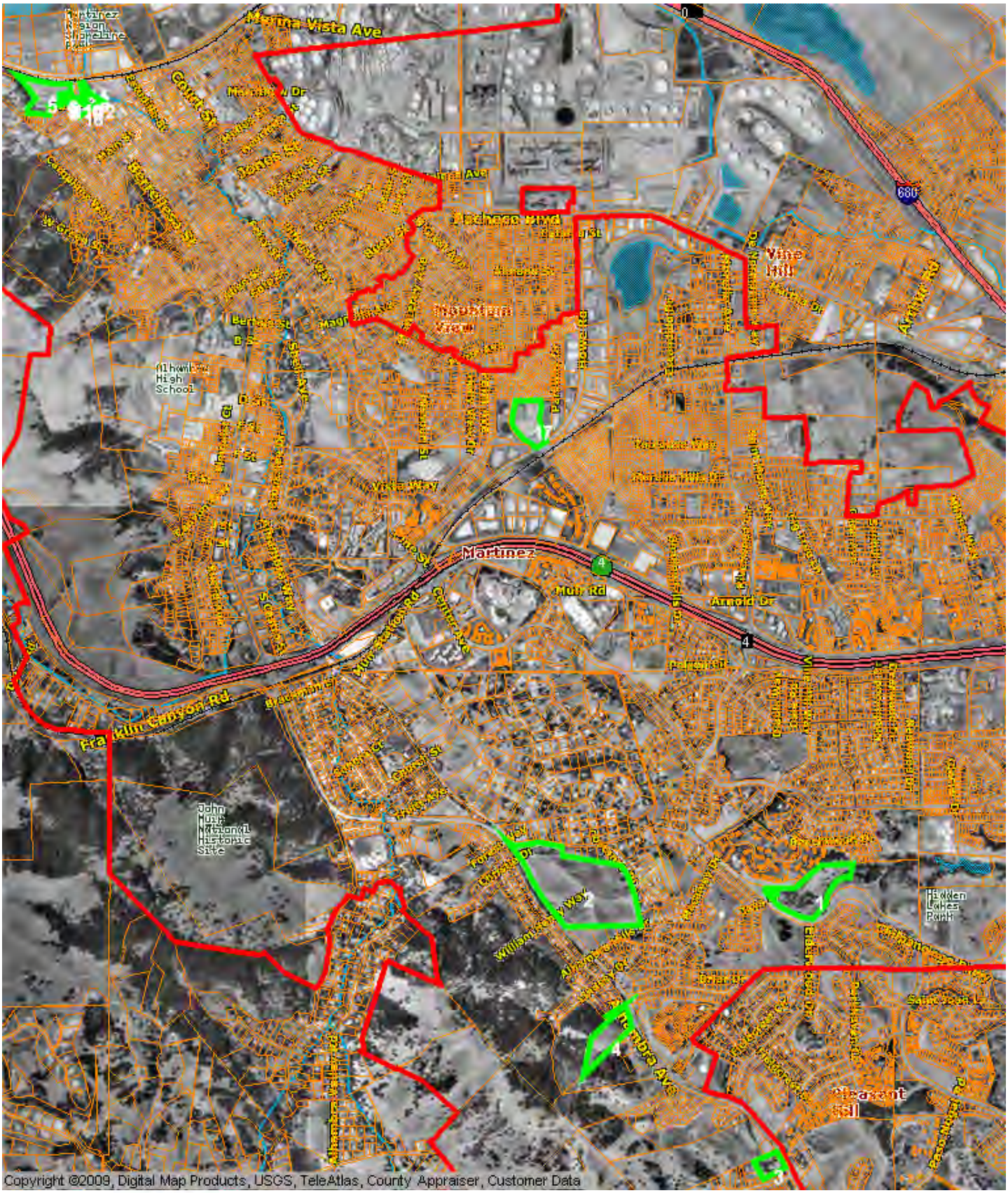
City of Martinez (November 2009)

VACANT MIXED USE SITES

Definition: Sites that are currently designated for non-residential use that allow residential development or mixed use development (including residential)

Assessor Parcel Number		Street Address	Area	Zoning	Potential Units		Potential Site Constraints				Appropriateness for Residential Development /
(APN)			*(acres)*		*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	**Other Comments**
1611400142	**1**	MILANO WAY	1.17	PA	1	30					General Plan = O (Professional and Administrative Office), which allows R-1.5.
1612120202	**2**	MORELLO AVE	0.24	R-B	0	0					No
1612120210	**3**	MORELLO AVE	0.24	R-B	0	0					No
1613010386	**4**	MORELLO AVE	0.58	A-1	1	1					Yes
1614000097	**5**	ARNOLD DR	0.87	M-R-1.5/PA	0	25					Yes, Residential Development is also possible if site is combined with adjacent site. General Plan = up to 29 units/acre.
1614000105	**6**	ARNOLD DR	4.22	M-R-1.5/PA	0	120					Yes, Residential Development is also possible if site is combined with adjacent site. General Plan = up to 29 units/acre.
1615100037	**7**	ARNOLD DR	1.59	R-1.5	0	46					Yes, Residential Development is also possible if site is combined with adjacent site. Applicant approved for 46 attached sfr units, not built. General Plan = up to 29 units/acre.
1615100045	**8**	ARNOLD DR	1.72	R-1.5	0	50					Yes, Residential Development is also possible if site is combined with adjacent site. Applicant approved for 46 attached sfr units, not built. General Plan = up to 29 units/acre.
1622800199	**9**	1301 ROMAN WAY	1.32	M-R-1.5/PA	0	38					Yes, General Plan = up to 29 units/acre.
1623100029	**10**	CENTER AVE	3.73	M-R-1.5/PA	0	100					Yes, General Plan = up to 29 units/acre.
3723910034	**11**	GREEN ST	0.13	PA	1	4	X	X			Yes, General Plan = 12 to 35 units/acre.

Assessor Parcel Number		Street Address	Area	Zoning	Potential Units		Potential Site Constraints				Appropriateness for Residential Development /
(APN)			*(acres)*		*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	**Other Comments**
3723920017	**12**	710 GREEN ST	0.21	PA	2	7	X	X			Yes, Residential Development is also possible if site is combined with adjacent site. Applicant approved for 12 apartment units, not built. General Plan = 12 to 35 units/acre.
3723920074	**13**	915 ESTUDILLO ST	0.17	PA	2	6	X	X			Yes, Residential Development is also possible if site is combined with adjacent site. Applicant approved for 12 apartment units, not built. General Plan = 12 to 35 units/acre.
3731830034	**14**	500 ESTUDILLO ST	0.22	CC	6	10	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732130012	**15**	WARD ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732220045	**16**	MAIN ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732220052	**17**	MAIN ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3732250018	**18**	721 BERRELLESA ST	0.11	CC	1	5	X	X			Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC
3771200148	**19**	1047 ARNOLD DR	1.5	M-R-1.5/CC	0	65					Yes, General Plan = 29 to 43 units/acre, 43.56 units/acre with CUP in CC



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Underutilized Sites

1" = 2200'

N

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Housing Element Sites Inventory - Summary of Housing Opportunity Sites

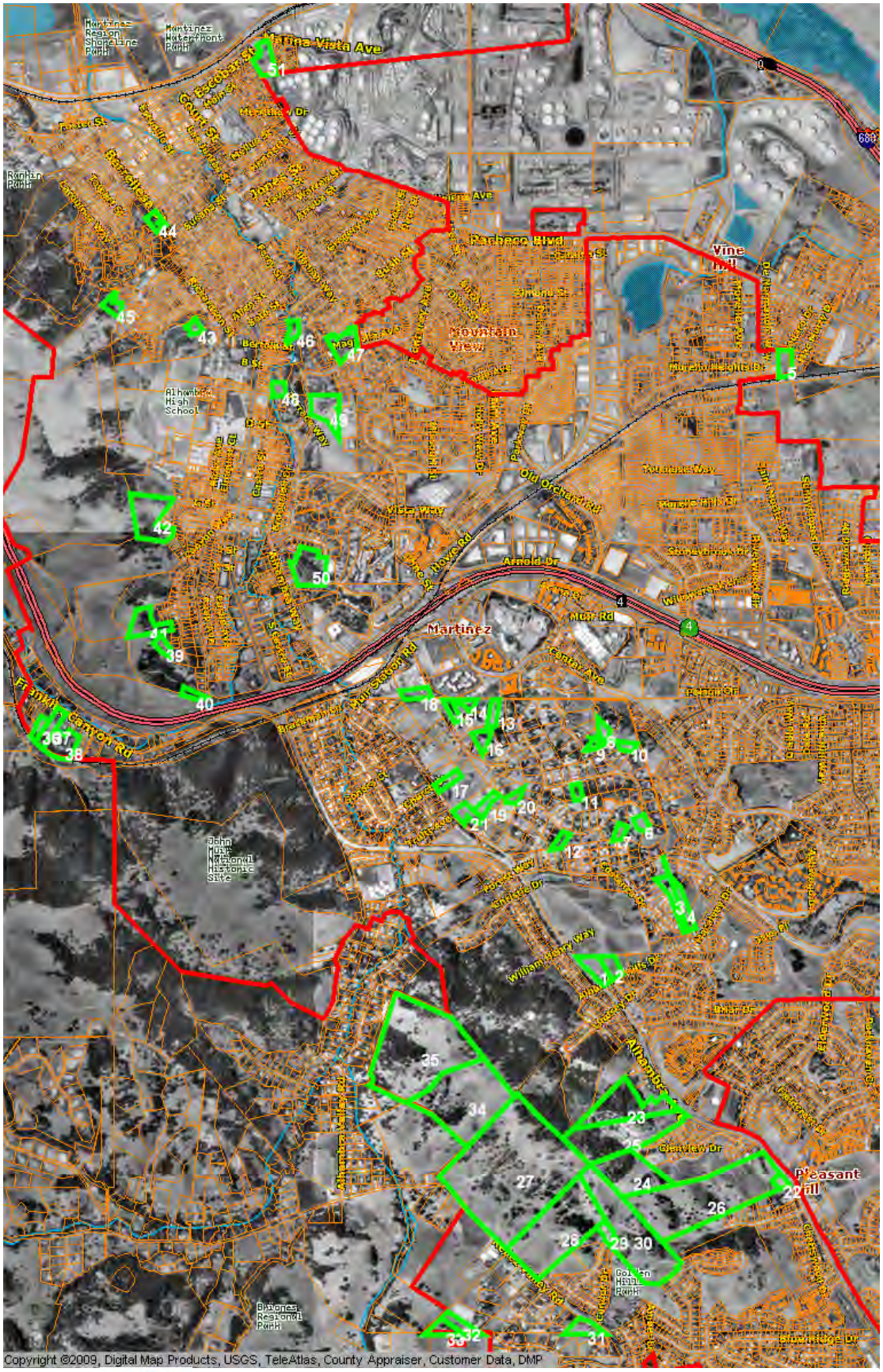
City of Martinez (November 2009)

UNDERUTILIZED SITES

Definition: Sites that are currently designated for residential use (or mixed use with residential component) but which are developed at densities significantly lower than those designated and where redevelopment is a real option due to market conditions and/or condition of existing structures.

Assessor Parcel Number		Street Address	Area	Zoning	GP Density *(units/acre)*		Current Number	Potential Units		Potential Site Constraints				Potential Reasons for Site Being Underutilized	Reasons Why Redevelopment to Make Better Use
(APN)			*(acres)*		*Min.*	*Max.*	of Units	*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	*location, site conditions, market factors, ownership, etc.*	of the Site is Achievable
1550400137	**1**	600 VINE HILL WAY	15.36	R-7.5	1	1	1	1	1					Ownership, Market Factors, Site Conditions (Slope), General Plan = Open Space, Possible Easements on-site	
1550600181	**2**	VINE HILL WAY	48.16	R-7.5	1	1	1	1	10					Market Factors, Site Conditions (Slope), General Plan = Open Space	
1640100275	**3**	6200 ALHAMBRA AVE	3.19	R-7.5	0	6	1	1	1					Market Factors, Ownership	This site may be part of the proposed Alhambra Highlands project.
3661500201	**4**	5808 ALHAMBRA AVE	9.64	R-7.5	1	1	1	1	4					Market Factors, Ownership, Site Conditions (Slope), General Plan = Open Space	
3724000066	**5**	211 FOSTER ST	6.1	DS	17	35	0	100	200		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410075	**6**	223 FOSTER ST	0.07	DS	17	35	0	1	2		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410117	**7**	227 FOSTER ST	0.05	DS	17	35	0	1	1		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410125	**8**	223 FOSTER ST	0.04	DS	17	35	0	1	1		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410133	**9**	221 FOSTER ST	0.14	DS	17	35	0	2	4		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410158	**10**	210 BERRELLESA ST	0.19	DS	17	35	0	3	6		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732410216	**11**	231 FOSTER ST	0.05	DS	17	35	0	1	1		X			Market Factors, Ownership	Also development opportunity if site is combined with adjacent sites.
3732420017	**12**	300 ALHAMBRA ST	0.17	DS	17	35	0	2	5		X			Market Factors	
3732420033	**13**	210 BERRELLESA ST	0.11	DS	17	35	0	1	3		X			Market Factors	
3732420041	**14**	209 BERRELLESA ST	0.17	DS	17	35	0	2	5		X			Market Factors	
3732420058	**15**	221 BERRELLESA ST	0.22	DS	17	35	0	3	7		X			Market Factors	
3732430016	**16**	301 BUCKLEY ST	1.03	DS	17	35	0	17	49		X			Market Factors	Applicant approved for 49 units with special density bonus.

Assessor Parcel Number	Street Address	Area	Zoning	GP Density *(units/acre)*		Current Number	Potential Units		Potential Site Constraints				Potential Reasons for Site Being Underutilized	Reasons Why Redevelopment to Make Better Use
(APN)		*(acres)*		*Min.*	*Max.*	of Units	*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	*location, site conditions, market factors, ownership, etc.*	of the Site is Achievable
3760810121 **17**	1000 HOWE RD	9.18	R-1.5	0	29	0	1	70					Market Factors	Applicant approved for 69 units, pending map.



Vacant Sites Large Lots

1" = 1899'

N

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Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Martinez (November 2009)

VACANT SITES LARGE LOTS

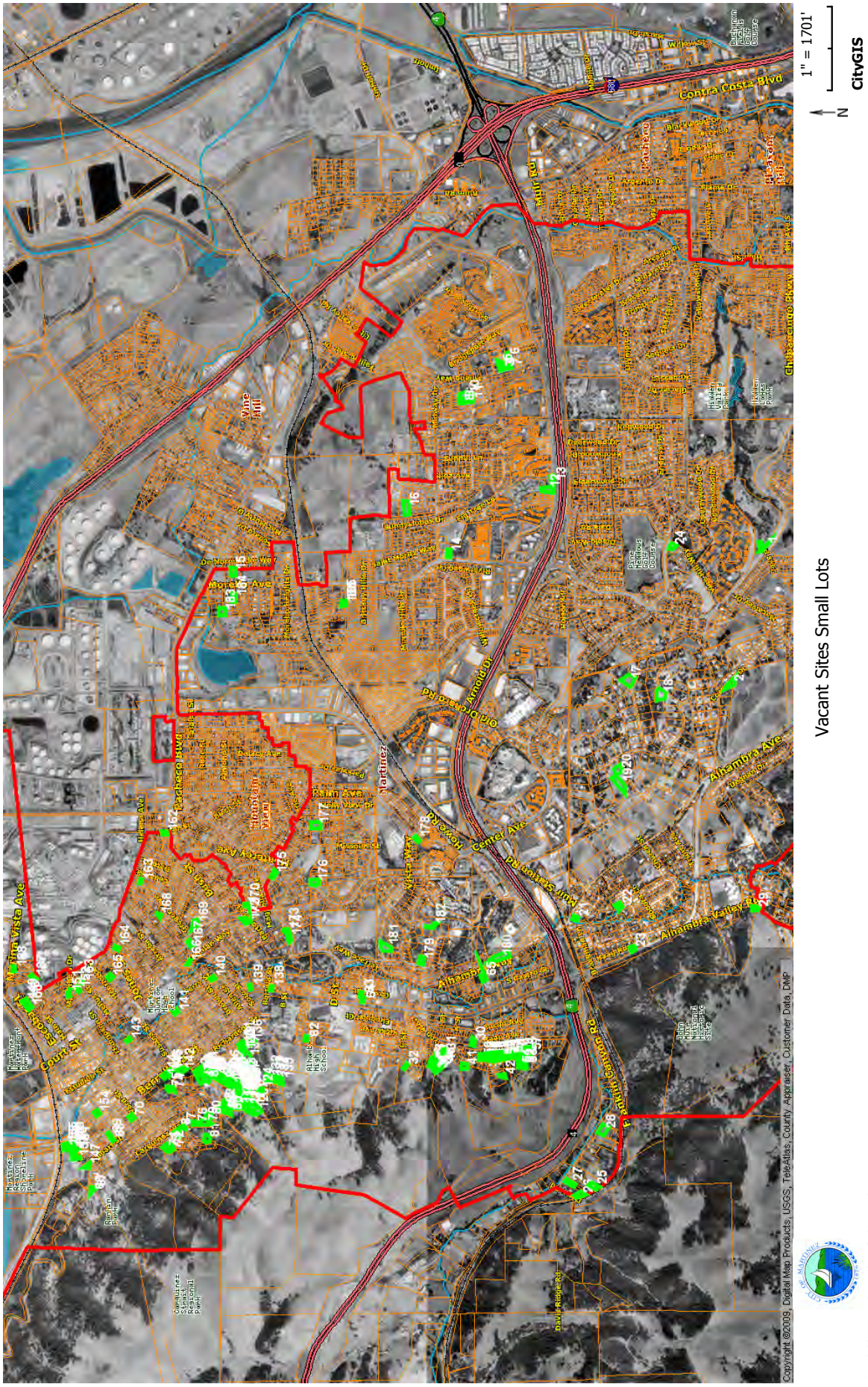
Definition: Sites that are currently undeveloped (may include sites used for agriculture or open space, but which are designated for residential and do not have built structures on them)

Assessor Parcel Number (APN)		Street Address	Area (acres)	Zoning	GP Density (units/acre) Min.	GP Density (units/acre) Max.	Potential Units Min.	Potential Units Max.	Potential Site Constraints: 100 yr. Flood Zone	Potential Site Constraints: Dam Inundation Area	Potential Site Constraints: Geological Constraints	Potential Site Constraints: Unimproved Areas	Appropriateness for Residential Development / Other Comments
1550500076	1	27 ALHAMBRA HILLS DR	3.33	R-7.5	1	1	1	1					Slope Density
1550500084	2	37 ALHAMBRA HILLS DR	2.1	R-7.5	1	1	1	1					Slope Density
1550600140	3	VINE HILL WAY	3.15	R-7.5	1	4	1	4					Slope Density
1550600157	4	VINE HILL WAY	2.85	R-7.5	1	4	1	4					Slope Density
1612230076	5		2.82	R-6.0	0	6	1	6					Site has no access.
1620400042	6	MILDEN RD	1.28	RR-40	0	6	1	1					
1620400075	7	HAMPTON RD	1	RR-40	0	6	1	1					Possible site access issues.
1620600047	8	4891 KENDALL CT	1.37	RR-40	0	6	1	1					
1620600054	9	NORTHRIDGE RD	1.05	RR-40	0	6	1	1					
1620600161	10	KENDALL CT	1.04	RR-40	0	6	1	1					
1620820058	11	3036 LESTER RD	1.03	RR-40	0	6	1	1					
1621000080	12	3026 HAMPTON RD	1.15	RR-40	0	6	1	1					

Assessor Parcel Number (APN)		Street Address	Area (acres)	Zoning	GP Density (units/acre) Min.	GP Density (units/acre) Max.	Potential Units Min.	Potential Units Max.	Potential Site Constraints: 100 yr. Flood Zone	Potential Site Constraints: Dam Inundation Area	Potential Site Constraints: Geological Constraints	Potential Site Constraints: Unimproved Areas	Appropriateness for Residential Development / Other Comments
1621410032	**13**	UPTON RD	1.62	RR-40	0	6	1	1					
1621410073	**14**	HILLTOP DR	1.02	RR-40	0	6	1	1					
1621410099	**15**	HILLTOP RD	1.29	RR-40	0	6	1	1					
1621420031	**16**	VENNER RD	1.93	RR-40	0	6	1	1					
1621500188	**17**	4811 PLEASANT HILL RD E	1.61	R-40	1	1	1	1	X				General Plan = Open Space
1622630091	**18**	MUIR STATION RD	1.94	R-40	1	1	1	1					General Plan = Open Space. Linked to the parcel to the north, site proposed for 82 units.
1625500036	**19**	VENNER RD	1.61	R-40	1	1	1	1					General Plan = 1/2 Open Space, 1/2 Residential 0 to 6 units/acre.
1625500093	**20**	VENNER RD	1	RR-40	1	1	1	1					General Plan = Open Space
1625500127	**21**	PLEASANT HILL RD E	2.04	R-40	1	1	1	1					General Plan = Open Space
1640100168	**22**	6190 ALHAMBRA AVE	1	R-7.5	3	5	3	5					Alhambra Hills Specific Plan
1640100192	**23**	ALHAMBRA AVE	13.34	R-7.5	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Slope Density, Alhambra Hills SP.
1640100218	**24**		14.2	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
1640100259	**25**	ALHAMBRA AVE	22.67	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
1640100267	**26**	6170 ALHAMBRA AVE	42.25	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.

Assessor Parcel Number (APN)		Street Address	Area (acres)	Zoning	GP Density (units/acre) Min.	GP Density (units/acre) Max.	Potential Units Min.	Potential Units Max.	Potential Site Constraints: 100 yr. Flood Zone	Potential Site Constraints: Dam Inundation Area	Potential Site Constraints: Geological Constraints	Potential Site Constraints: Unimprowed Areas	Appropriateness for Residential Development / Other Comments
1641500168	**27**	RELIEZ VALLEY RD	84.3	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
1641500226	**28**	RELIEZ VALLEY RD	33.71	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP, 3 Possible Remote Homesites.
1641500291	**29**	HORIZON DR	3.94	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
1641500309	**30**	RELIEZ VALLEY RD	26.78	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
3651500302	**31**	835 CORTE BRIONES	3	ECD-R-40	1	1	1	1					General Plan = Open Space
3651500765	**32**	854 CARTER ACRES LN	2.25	ECD-R-100	1	1	1	1					General Plan = Open Space
3651500773	**33**	CARTER ACRES LN	2.25	ECD-R-100	1	1	1	1					General Plan = Open Space
3660100078	**34**	RELIEZ VALLEY RD	31.16	R-10	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
3660600077	**35**	SEQUOIA WAY	45.8	RR-40	*	*	*	*					*Part of the proposed Alhambra Highlands project which is pending tentative map. 112 SFR Units. General Plan = Open Space, Alhambra Hills SP.
3670300080	**36**	PERRIN WAY	1.29	ECD-RR-40	1	1	1	1					Well Water, Septic, Possible Access issues.
3670300122	**37**	FRANKLIN CANYON RD	3.1	ECD-RR-40	1	1	1	1					Well Water, Septic.
3670300254	**38**	FRANKLIN CANYON RD	4.46	ECD-RR-40	1	1	1	1					Well Water, Septic, Possible Access issues.
3701200010	**39**		1.29	ECD-RR-40	0	0	0	0					Environmentally Sensitive Land - Franklin Hills SP, Possible Access issues, Slope Density.
3701200051	**40**	CANYON WAY	1.02	ECD-RR-40	0	0	0	0					Environmentally Sensitive Land - Franklin Hills SP, Possible Access issues.

Assessor Parcel Number (APN)		Street Address	Area (acres)	Zoning	GP Density (units/acre) Min.	GP Density (units/acre) Max.	Potential Units Min.	Potential Units Max.	Potential Site Constraints: 100 yr. Flood Zone	Potential Site Constraints: Dam Inundation Area	Potential Site Constraints: Geological Constraints	Potential Site Constraints: Unimproved Areas	Appropriateness for Residential Development / Other Comments
3701300091	**41**	WALLIN ST	4.46	ECD-RR-40	0	0	0	0					Environmentally Sensitive Land - Franklin Hills SP, No Access.
3701400024	**42**	GLENDORA DR	9.53	ECD-RR-40	1	1	1	1					Environmentally Sensitive Land - Franklin Hills SP, Access issues - access would be through a former slide area.
3721820276	**43**	ILENE ST	1.01	R-10	1	1	1	1				X	Environmentally Sensitive Land - Franklin Hills SP, Possible Access issues, Utility Problems.
3723750059	**44**	HENRIETTA ST	1.03	ECD-R-40	1	1	1	1					General Plan = Open Space - Central Martinez GP, Lot is very steep - Slope Density.
3724100643	**45**	PROSPECT AVE	1.71	ECD-R-6.0	1	1	1	1				X	General Plan = Open Space - Central Martinez GP, No Access, Steep Lot - Slope Density.
3741820082	**46**	A ST	1.38	M-R-6.0/RF	1	1	36	48	X				General Plan = Open Space - Central Martinez GP, Access issues Rear of lot has grade, Property on the Creek, Vacant Opportunity Site from the 2005 Housing Element.
3750720165	**47**	6212 SHELL AVE	4.3	R-6.0	1	7	14	18					Central Martinez GP: Group 1 - up to 7 units. This lot has development possibilities, Vacant Opportunity Site from the 2005 Housing Element.
3750900056	**48**	C ST	1.18	R-40	1	7	31	41	X				Central Martinez GP: Group 1 - up to 7 units. Possible Access issues. Property on the Creek, Vacant Opportunity Site from the 2005 Housing Element.
3760100119	**49**	SHELL AVE	5.61	R-3.5	1	10 SFR or 12 MF	1	21					Central Martinez GP: Group 2 -up to 10 SFR or 12 MF. Applicant approved for 20 Townhomes and 1 SFR, however developer proposing to change project to 46 condos.
3761600141	**50**	BROOKSIDE DR	7.27	R-40	1	1	1	1					General Plan = Open Space or Group 1, Steep Lot.
3780210187	**51**	MARINA VISTA	3.37	R-6.0	7	17	7	25					Downtown Martinez SP - Grandview Residential 7-17 units/acre. DMSP Opportunity. Site List. Has 25 SFR Potential.


Contra Costa Blvd
Muir Rd
Pacheco
Alhambra Ave
Alhambra Valley Rd
Center Ave
Pacheco Blvd
Morello Ave
Main Vista Ave
Court St
Berrellesa St
Alhambra High School
Martinez
Pacheco
Clayton
Concord
Pine Hill
Rancho Pacheco
Hidden Valley Park
Hidden Valley Park
Pacheco Park
Pacheco Park
Pacheco

Housing Element Sites Inventory - Summary of Housing Opportunity Sites

City of Martinez (November 2009)

VACANT SITES SMALL LOTS

Definition: Sites that are currently undeveloped (may include sites used for agriculture or open space, but which are designated for residential and do not have built structures on them)

Assessor Parcel Number		Street Address	Area	Zoning	GP Density *(units/acre)*		Potential Units		Potential Site Constraints				Appropriateness for Residential Development /
(APN)			*(acres)*		*Min.*	*Max.*	*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	**Other Comments**
1550400145	**1**	777 MORELLO AVE	0.32	R-7.5	1	1	1	1					HLSAP
1550600066	**2**	VINE HILL WAY	0.51	RR-20	0	6	1	1					OLD AHSP
1610401018	**3**	1900 LA VERANDA PL	0.15	R-6.0	0	6	1	1					JM PKWY SP, Applicant completed entitlement process for 10 SFR, has built half of the project.
1610401026	**4**	1904 LA VERANDA PL	0.13	R-6.0	0	6	1	1					JM PKWY SP, Applicant completed entitlement process for 10 SFR, has built half of the project.
1610401034	**5**	1908 LA VERANDA PL	0.14	R-6.0	0	6	1	1					JM PKWY SP, Applicant completed entitlement process for 10 SFR, has built half of the project.
1610401075	**6**	1911 LA VERANDA PL	0.16	R-6.0	0	6	1	1					JM PKWY SP, Applicant completed entitlement process for 10 SFR, has built half of the project.
1610401109	**7**	1901 LA VERANDA PL	0.15	R-6.0	0	6	1	1					JM PKWY SP, Applicant completed entitlement process for 10 SFR, has built half of the project.
1610600494	**8**	FORSYTHIA WAY	0.11	R-7.5	0	6	1	1					JM PKWY SP, Applicant approved for 1 SFR.
1610600502	**9**	FORSYTHIA WAY	0.12	R-7.5	0	6	1	1					JM PKWY SP, Applicant approved for 1 SFR.
1610600510	**10**	FORSYTHIA WAY	0.73	R-7.5	0	6	1	3					JM PKWY SP
1610600528	**11**	FORSYTHIA WAY	0.11	R-7.5	0	6	1	1					JM PKWY SP, Applicant approved for 1 SFR.
1611000181	**12**	FIG TREE LN	0.5	R-2.5	19	25	1	8					JMPASP, No Site Access.
1611000256	**13**	FIG TREE LN	0.51	R-2.5	19	25	1	8					JMPASP
1611200195	**14**	420 MORELLO AVE	0.27	R-10	0	6	1	1					JMPASP
1612120244	**15**	MORELLO AVE	0.39	R-10	0	6	0	0					JMPSAP, No Site Access.

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1613730165	**16**	315 GLENWOOD CT	0.67	R-10	0	6	1	1					JMPSAP, No Site Access.
1620510063	**17**	MILDEN RD	0.91	RR-40	0	6	1	1					Slope
1620900090	**18**		0.8	RR-40	0	6	1	1					Slope
1621310109	**19**	VENNER RD	0.86	RR-40	0	6	1	1					General Plan = Open Space, Slope.
1621310133	**20**		0.44	RR-40	0	6	0	0					General Plan = Open Space, No Access, Slope.
1621900016	**21**	PLEASANT HILL E RD	0.19	R-10	0	6	1	1	X				
1622010104	**22**	TAHOE DR	0.29	R-40	0	6	1	1	X				Near A Creek.
1622510103	**23**	HAAG RD	0.27	RR-20	0	6	1	1	X				
1624000194	**24**	VINE HILL WAY	0.3	R-10	0	6	1	1					HLSAP
3670300155	**25**	PERRIN WAY	0.35	ECD/RR-40	1	1	1	1					General Plan = Open Space, Well Water, Septic, No Access.
3670300205	**26**	PERRIN RD	0.34	ECD/RR-40	1	1	1	1					General Plan = Open Space, Well Water, Septic.
3670300239	**27**	1925 FRANKLIN CANYON R	0.38	ECD/RR-40	1	1	1	1					General Plan = Open Space, Well Water, Septic.
3670410053	**28**	FRANKLIN CANYON RD	0.65	ECD/RR-40	1	1	1	1					General Plan = Open Space, Well Water, Septic.
3670700040	**29**	ALHAMBRA VALLEY RD	0.38	ECD/R-100	1	1	1	1					General Plan = Open Space, Slope.
3700630183	**30**	CANYON WAY	0.22	R-6.0	1	7	1	1					CMGP GROUP 1
3700930203	**31**	SERRANO ST	0.11	R-6.0	1	7	1	1					CMGP GROUP 1
3700940038	**32**	3600 SUNRISE CT	0.14	R-6.0	1	7	1	1					CMGP GROUP 1

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3700940285	**33**	SERRANO ST	0.11	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
3700940293	**34**	GLENDORA DR	0.09	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
3700940319	**35**	GLENDORA DR	0.13	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
3700950011	**36**	GLENDORA DR	0.15	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
3700950029	**37**	GLENDORA DR	0.15	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
3700950037	**38**	GLENDORA DR	0.15	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
3700950045	**39**	GLENDORA DR	0.15	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
3700950052	**40**	GLENDORA DR	0.15	R-6.0	1	7	1	1			X		CMGP GROUP 1, Slide Area.
3700950144	**41**	WALLEN RD	0.3	R-6.0	1	7	1	1					CMGP GROUP 1
3701010146	**42**	ST MARYS CT	0.16	R-6.0	1	7	1	1					CMGP GROUP 1
3701020012	**43**	ST MARYS ST	0.25	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020020	**44**	ST MARYS ST	0.23	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020038	**45**	ST MARYS ST	0.24	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020046	**46**	ST MARYS ST	0.23	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020053	**47**	ST MARYS ST	0.21	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020061	**48**	ST MARYS ST	0.19	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701020079	**49**	ST MARYS ST	0.18	R-6.0	1	7	1	1			X		CMGP GROUP 1

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3701020087	**50**	ST MARYS ST	0.14	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100061	**51**	ST MARYS ST	0.15	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100079	**52**	ST MARYS ST	0.17	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100087	**53**	ST MARYS ST	0.24	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100186	**54**	ST MARYS ST	0.24	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100194	**55**	ST MARYS ST	0.23	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100202	**56**	ST MARYS ST	0.22	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100376	**57**	ST MARYS ST	0.59	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100384	**58**	ST MARYS ST	0.43	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100392	**59**	ST MARYS ST	0.37	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100400	**60**	ST MARYS ST	0.29	R-6.0	1	7	1	1			X		CMGP GROUP 1
3701100418	**61**	ST MARYS ST	0.26	R-6.0	1	7	1	1			X		CMGP GROUP 1
3702200035	**62**	C ST	0.13	R-6.0	1	7	1	1					CMGP GROUP 1
3702510110	**63**	CASTRO ST	0.1	R-3.5	1	7	1	1	X				CMGP GROUP 1
3702510169	**64**	3115 ALHAMBRA AVE	0.12	R-3.5	1	10SFR/12MI	1	1	X				CMGP MIXED USE - Commercial and Group 2 Residential.
3702800289	**65**	ALHAMBRA WAY	0.29	R-6.0	1	7	1	1	X				CMGP GROUP 1, Flag Lot.
3720320013	**66**	CARQUINEZ SCENIC DR	0.09	R-2.5	12	35	1	3					DTSP-DN, Potential for MF units if the lot is combined with adjacent lot, Slope. Downtown Overlay District.

Assessor Parcel Number		Street Address	Area	Zoning	GP Density *(units/acre)*		Potential Units		Potential Site Constraints				Appropriateness for Residential Development /
(APN)			*(acres)*		*Min.*	*Max.*	*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	**Other Comments**
3720320104	**67**	CARQUINEZ SCENIC DR	0.11	R-2.5	12	35	1	4					DTSP-DN, Potential for MF units if the lot is combined with adjacent lot, Slope. Downtown Overlay District.
3720620016	**68**	513 TALBART ST	0.12	R-2.5	12	35	1	4					DTSP-DN, Applicant received approvals to develop 7 townhome units with adjacent lot. Downtown Overlay District.
3720620040	**69**	518 RICHARDSON ST	0.08	R-2.5	12	35	1	3					DTSP-DN, Applicant received approvals to develop 7 townhome units with adjacent lot. Downtown Overlay District.
3720920010	**70**	225 WARD ST	0.22	R-3.5	1	10SFR/12MI	1	4					CMGP GROUP 2 -Downtown Overlay District.
3721020208	**71**	GREEN ST	0.21	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721020323	**72**	W GREEN ST	0.18	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721020331	**73**	W GREEN ST	0.17	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721110132	**74**	THOMAS DR	0.19	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721110140	**75**	THOMAS DR	0.12	ECD/R-40	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210296	**76**	HILLSIDE DR	0.13	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210445	**77**	1081 HILLSIDE DR	0.13	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210494	**78**	GREEN ST	0.41	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210510	**79**	HILLSIDE DR	0.36	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721210544	**80**	HILLSIDE DR	0.3	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721220014	**81**	GREEN ST	0.4	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721510034	**82**	ALVARADO TERRACE	0.22	ECD/R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.
3721510042	**83**	ALVARADO TERRACE	0.22	ECD/R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.

Assessor Parcel Number (APN)		Street Address	Area (acres)	Zoning	GP Density (units/acre) Min.	GP Density (units/acre) Max.	Potential Units Min.	Potential Units Max.	Potential Site Constraints: 100 yr. Flood Zone	Potential Site Constraints: Dam Inundation Area	Potential Site Constraints: Geological Constraints	Potential Site Constraints: Unimproved Areas	Appropriateness for Residential Development / Other Comments
3721510059	**84**	ALVARADO TERRACE	0.16	ECD/R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.
3721510067	**85**	ALVARADO TERRACE	0.23	ECD/R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.
3721520025	**86**	PARK W ST	0.32	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Steep Lot.
3721520272	**87**	PARK ST	0.27	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Steep Lot.
3721530172	**88**	PARK ST	0.12	ECD/R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721530362	**89**	PARK ST	0.11	ECD/R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721530370	**90**	PARK ST	0.1	ECD/R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721530388	**91**	PARK ST	0.1	ECD/R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721530420	**92**	PROSPECT AVE	0.29	ECD/R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721540031	**93**	PARK ST	0.13	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540049	**94**	PARK ST	0.12	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540056	**95**	PARK ST	0.12	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540064	**96**	PARK W ST	0.12	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540080	**97**	PARK W ST	0.24	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540098	**98**	PARK W ST	0.24	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540106	**99**	PARK W ST	0.23	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721540114	**100**	PARK W ST	0.21	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.

Assessor Parcel Number (APN)		Street Address	Area (acres)	Zoning	GP Density (units/acre) Min.	GP Density (units/acre) Max.	Potential Units Min.	Potential Units Max.	Potential Site Constraints: 100 yr. Flood Zone	Potential Site Constraints: Dam Inundation Area	Potential Site Constraints: Geological Constraints	Potential Site Constraints: Unimproved Areas	Appropriateness for Residential Development / Other Comments
3721540122	**101**	PARK W ST	0.14	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space/Steep Lot.
3721550055	**102**	WARREN ST	0.09	R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721550063	**103**	WARREN ST	0.1	R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721550071	**104**	WARREN ST	0.09	R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721550089	**105**	WARREN ST	0.21	R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721550097	**106**	WARREN ST	0.23	R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721550139	**107**	WARREN ST	0.17	R-6.0	1	10SFR/12MF	1	1				X	CMGP GROUP 2, Steep Lot.
3721550147	**108**	WARREN ST	0.18	R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.
3721550154	**109**	WARREN ST	0.19	R-6.0	1	7	1	1				X	CMGP GROUP 1, Steep Lot.
3721550162	**110**	WARREN ST	0.23	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Slope.
3721550170	**111**	WARREN ST	0.15	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Slope.
3721550188	**112**	WARREN ST	0.18	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Slope.
3721550196	**113**	WARREN ST	0.22	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Slope.
3721550204	**114**	WARREN ST	0.21	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Slope.
3721550212	**115**	WARREN ST	0.22	ECD/R-6.0	1	1	1	1				X	General Plan = Open Space, Slope.
3721560021	**116**	HILMER AVE	0.13	R-6.0	1	7	1	1				X	CMGP GROUP 1
3721560047	**117**	WARREN ST	0.15	R-6.0	1	7	1	1				X	CMGP GROUP 1, Slope.

Assessor Parcel Number (APN)		Street Address	Area (acres)	Zoning	GP Density (units/acre) Min.	GP Density (units/acre) Max.	Potential Units Min.	Potential Units Max.	Potential Site Constraints: 100 yr. Flood Zone	Potential Site Constraints: Dam Inundation Area	Potential Site Constraints: Geological Constraints	Potential Site Constraints: Unimproved Areas	Appropriateness for Residential Development / Other Comments
3721560054	**118**	WARREN ST	0.28	R-6.0	1	7	1	1				X	CMGP GROUP 1, Slope.
3721610107	**119**	WARREN ST	0.12	R-3.5	1	10SFR/12MF	1	1				X	CMGP GROUP 2
3721610115	**120**	WARREN ST	0.12	R-3.5	1	10SFR/12MF	1	1				X	CMGP GROUP 2
3721610123	**121**	WARREN ST	0.28	R-3.5	1	10SFR/12MF	1	1				X	CMGP GROUP 2
3721610131	**122**	WARREN ST	0.14	R-3.5	1	10SFR/12MF	1	1				X	CMGP GROUP 2
3721610149	**123**	104 WARREN ST	0.11	R-3.5	1	10SFR/12MF	1	1				X	CMGP GROUP 2
3721630048	**124**	ARREBA ST	0.16	R-6.0	1	10SFR/12MF	1	1					CMGP GROUP 2, Steep Lot.
3721640013	**125**	WARREN ST	0.17	R-6.0	1	7	1	1				X	CMGP GROUP 1, Slope.
3721640070	**126**	10 ARREBA ST	0.49	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721640088	**127**	ARREBA ST	0.5	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721640096	**128**	ARREBA ST	0.28	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3721740136	**129**	ILENE ST	0.13	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2
3721740169	**130**	ROBINSON ST	0.16	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2
3721750010	**131**	ILENE ST	0.15	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2
3721820193	**132**	DUNCAN DR	0.23	R-10	0	1	1	1					FHSAP / ESL, Steep Lot.
3721820201	**133**	DUNCAN DR	0.23	R-10	0	1	1	1					FHSAP / ESL, Steep Lot.
3721820219	**134**	DUNCAN DR	0.23	R-10	0	1	1	1					FHSAP / ESL, Steep Lot.

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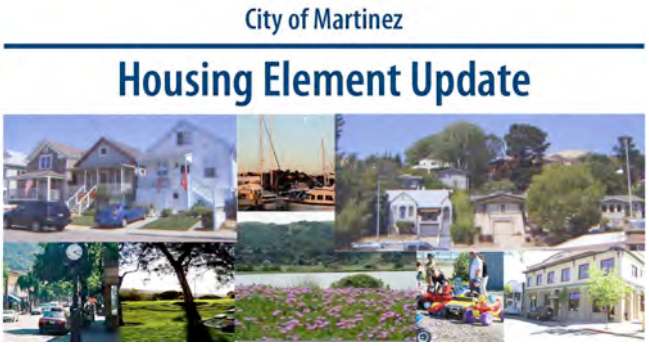
3721820227	**135**	DUNCAN DR	0.23	R-10	0	1	1	1					FHSAP / ESL, Steep Lot.
3721820268	**136**	ILENE ST	0.57	R-10	0	1	1	1					FHSAP / ESL, Steep Lot.
3721820284	**137**	ILENE ST	0.65	R-3.5	1	10SFR/12MI	1	1					CMGP GROUP 2, Steep Lot.
3722110222	**138**	2403 ALHAMBRA AVE	0.08	R-3.5	1	10SFR/12MI	1	1	X				CMGP GROUP 2
3722430067	**139**	2135 ALHAMBRA AVE	0.09	R-3.5	1	10SFR/12MI	1	2	X				CMGP GROUP 2. Downtown Overlay District.
3722730102	**140**	725 ALLEN CT	0.16	R-3.5	1	10SFR/12MI	1	2	X				CMGP GROUP 2
3723130104	**141**	1515 ESTUDILLO ST	0.17	R-3.5	1	10SFR/12MI	1	1	X				CMGP GROUP 2
3723230011	**142**		0.26	R-3.5	1	10SFR/12MI	1	1					CMGP GROUP 2, Steep Lot.
3723660027	**143**	1124 FERRY ST	0.11	R-2.5	12	35	1	4	X	X			DMSP (Downtown neighborhood). Downtown Overlay District.
3723750026	**144**	BERRELLESA ST	0.13	ECD/R-40	1	1	1	1					General Plan = Open Space, Steep Lot.
3723760058	**145**	BERRELLESA ST	0.13	ECD/R-40	1	1	1	1					General Plan = Open Space, Steep Lot.
3723760066	**146**	BERRELLESA ST	0.08	ECD/R-40	1	1	1	1					General Plan = Open Space, Steep Lot.
3724000058	**147**	243 CARQUINEZ SCENIC DR	0.24	DS	17	35	4	8					DT SP, Residential Development possible if site is combined with adjacent site. Downtown Overlay District.
3730610312	**148**	LAFAYETTE ST	0.05	R-6.0	7	17	1	2					DTSP, Slope.
3730610320	**149**	LAFAYETTE ST	0.11	R-6.0	7	17	1	1					DTSP, Slope.
3730610411	**150**	1280 ESCOBAR ST	0.13	R-6.0	7	17	1	1					DTSP, Slope.
3730810094	**151**	HIGHLAND AVE	0.13	R-6.0	7	17	1	1					DTSP, Slope.

Assessor Parcel Number (APN)		Street Address	Area (acres)	Zoning	GP Density (units/acre) Min.	Max.	Potential Units Min.	Max.	Potential Site Constraints: 100 yr. Flood Zone	Dam Inundation Area	Geological Constraints	Unimproved Areas	Appropriateness for Residential Development / Other Comments
3730810136	**152**	1003 GRANDVIEW DR	0.12	R-6.0	7	17	1	1					DTSP, Slope.
3730810177	**153**	MELLUS ST	0.07	R-6.0	7	17	1	1					DTSP, Slope.
3732340066	**154**	427 ESCOBAR ST	0.22	R-1.5	12	35	2	8	X	X			DTSP. Downtown Overlay District.
3732410018	**155**	BERRELLESA ST	0.62	DS	17	35	1	2		X			DT SP, Residential Development possible if site is combined with adjacent site.
3732410042	**156**	200 BERRELLESA ST	0.26	DS	17	35	4	9		X			DT SP, Residential Development possible if site is combined with adjacent site.
3732410067	**157**	FOSTER ST	0.16	DS	17	35	2	5		X			DT SP, Residential Development possible if site is combined with adjacent site.
3732410141	**158**	212 BUNKER ST	0.39	DS	17	35	6	13		X			DT SP, Residential Development possible if site is combined with adjacent site.
3732410166	**159**	211 BERRELLESA ST	0.3	DS	17	35	5	10		X			DT SP, Residential Development possible if site is combined with adjacent site.
3732410190	**160**	218 BUNKER ST	0.13	DS	17	35	2	4		X			DT SP, Residential Development possible if site is combined with adjacent site.
3732410208	**161**	FOSTER ST	0.05	DS	17	35	1	1		X			DT SP, Residential Development possible if site is combined with adjacent site.
3740130012	**162**	PACHECO BLVD	0.17	R-3.5	1	10SFR/12MF	1	2					CMGP GROUP 2, Slope.
3740230200	**163**	BEECH ST	0.11	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2, County Assessor has records revered with adjacent lot.
3740430016	**164**	AZALEA AVE	0.14	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2, Slope.
3740520113	**165**	WILLOW ST	0.22	R-3.5	7	17	1	3					DTSP, Slope.
3741340040	**166**	910 BROWN ST	0.11	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2, Applicant received approvals for 1 SFR.
3741530038	**167**	1930 PINE ST	0.21	R-6.0	1	7	1	1					CMGP GROUP 1
3741550143	**168**	LA SALLE ST	0.1	R-3.5	1	10SFR/12MF	1	1					CMGP GROUP 2

Assessor Parcel Number (APN)		Street Address	Area (acres)	Zoning	GP Density (units/acre) Min.	GP Density (units/acre) Max.	Potential Units Min.	Potential Units Max.	Potential Site Constraints: 100 yr. Flood Zone	Potential Site Constraints: Dam Inundation Area	Potential Site Constraints: Geological Constraints	Potential Site Constraints: Unimproved Areas	Appropriateness for Residential Development / Other Comments
3741710150	**169**	VALENTE CIRCLE	0.48	R-6.0	1	7	1	1					CMGP GROUP 1, Slope.
3750610374	**170**	PINE ST	0.06	R-6.0	1	7	1	1					CMGP GROUP 1, Flag Lot.
3750710075	**171**	BARTOLINI DR	0.16	R-6.0	1	7	1	1					CMGP GROUP 1, Slope.
3750710083	**172**	BARTOLINI DR	0.15	R-6.0	1	7	1	1					CMGP GROUP 1, Slope.
3750810156	**173**	HARBOR VIEW DR	0.14	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3750810164	**174**	HARBOR VIEW DR	0.27	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3751110218	**175**	BUNDROS CT	0.24	R-6.0	1	7	1	1					CMGP GROUP 1
3760310544	**176**	JAMES ST	0.5	R-6.0	1	7	1	3					CMGP GROUP 1
3760420103	**177**	WYOMING ST	0.55	R-6.0	1	7	1	3					CMGP GROUP 1
3761210115	**178**	VISTA WAY	0.15	R-6.0	0	6	1	1					JM PKWY SP
3761720212	**179**	ESTUDILLO ST	0.3	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3762000168	**180**	ALHAMBRA WAY	0.98	R-6.0	1	7	1	6	X				CMGP GROUP 1, Applicant approved for 6 SFR.
3762320012	**181**	VISTA WAY	0.66	R-6.0	1	7	1	1					CMGP GROUP 1, Steep Lot.
3762410268	**182**	SHADY GLEN	0.2	R-6.0	1	7	1	1					CMGP GROUP 1, Flag Lot, Steep Lot.
3770300246	**183**	17 ROBINSDALE RD	0.44	R-10	0	6	1	1					
3770500100	**184**	MORELLO AVE	0.26	R-10	0	6	1	1					No Access
3770700676	**185**		0.12	R-6.0	0	6	1	1					Slope

Assessor Parcel Number		Street Address	Area	Zoning	GP Density *(units/ acre)*		Potential Units		Potential Site Constraints				Appropriateness for Residential Development /
(APN)			*(acres)*		*Min.*	*Max.*	*Min.*	*Max.*	*100 yr. Flood Zone*	*Dam Inundation Area*	*Geological Constraints*	*Unimproved Areas*	**Other Comments**
3770700866	**186**	123 ST LAURENT CT	0.15	R-6.0	0	6	1	1					Slope
3780330159	**187**	DINEEN ST	0.16	R-2.5	1	7SFR/14MF	1	1					CMGP GROUP 3, Slope.
3780330233	**188**	MILLER AVE	0.11	R-2.5	1	7SFR/14MF	1	2					CMGP GROUP 3

August 10, 2009 Community Workshop Summary



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

Copy of the workshop notice

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.

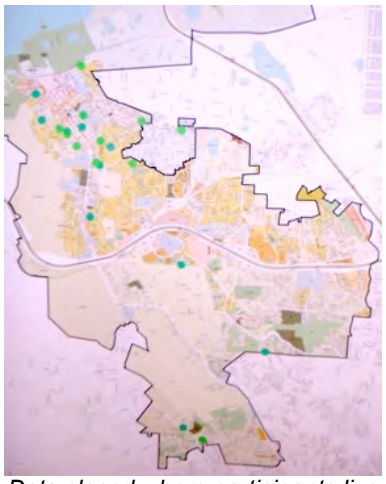
Workshop Agenda

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


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 that 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.

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

City of Martinez

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 mirrors 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
-

City of Martinez

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?**

To provide housing for everyone that works in Martinez, adhere to smart growth principle, because of rising gasoline 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 the current housing stock. Code enforcement is poor

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

Use code enforcement and make it stick. Encourage affordable housing outside the 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:

City of Martinez

Housing Element Update

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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 stucco or brick design could work. See Riverfront 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/ down town/ 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:

City of Martinez

Housing Element Update

COMMENT SHEET

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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 SRS- BUT NOT RESTRICTED. WATERFRONT VIEWS & HARBOR VIEWS.

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

QUALITY HOUSING FOR SRS. 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/2BATH.
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 INTRESTED 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 licensees 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.

City of Martinez

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 supports 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

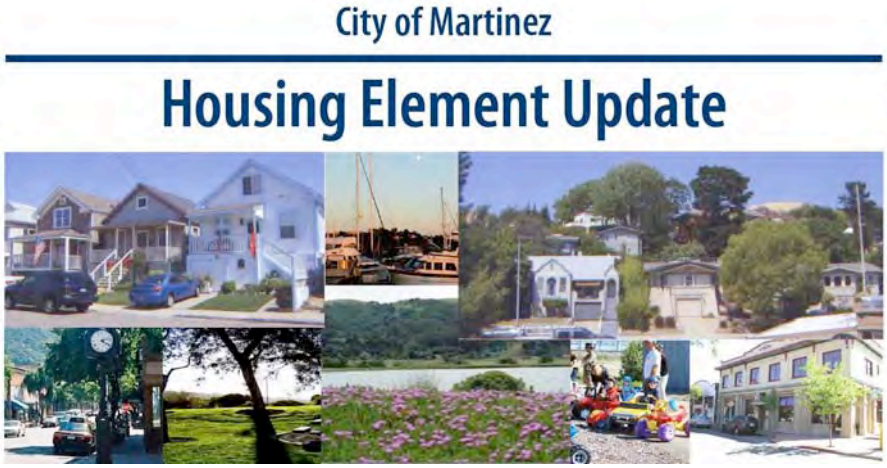
- Trend is to mainstream people with developmental disabilities
- Group homes are not the best practice anymore, apartments are better

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



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 the housing needs from their, and to learn about constraints to new housing.

After a brief overview of the 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 those areas. Provide density bonuses in these areas.
- Address slope density/hillside ordinance and height restrictions.
- Update the zoning code 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 requirements 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 plan
- Downtown specific plan did not help enough
- The marina is a great draw and opportunity
- Densities are still too low downtown

Parking

- Allow compact parking spaces
- Parking requirements are too high, particularly for multifamily properties
- 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 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 business to support downtown

Appendix C — Housing Definitions, Available Housing Programs and Funding, and State Law Requirements for Housing Elements

Housing Element Definitions

- **Above Moderate Income Households:** Defined as households earning over 120% of the median household income. As of April 2009, a family of four earning more than $107,150 per year was considered above moderate income.

- **Accessible Housing:** Units accessible and adaptable to the needs of the physically disabled.

- **Emergency Shelter:** Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

- **Extremely Low Income Households:** Government Code Section 65583(a) now requires local Housing Elements to provide "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 regional housing need and is defined as households earning less than 30% of the median household income — which, for family of four as of April 2009, would be to earn less than $26,800/year.

- **Housing Density:** The number of dwelling units per acre of land. Gross density includes all the land within the boundaries of a particular area and excludes nothing. Net density excludes certain areas such as streets, open spaces, easements, water areas, etc.

- **Income Limits:** Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Contra Costa County. State Law establishes detailed content requirements for Housing Elements and requires a regional "fair share" approach to distributing housing needs. The Regional Housing Needs Allocation (RHNA) for jurisdictions in Contra Costa County for the 2007-2014 planning period is shown below as are the 2009 income limits for Contra Costa County. For many State and local programs, State Department of Housing and Community Development (HCD) income eligibility limits are used. HCD income limits regulations are similar to those used by HUD.

Contra Costa County FY 2009 Median Household Income Schedule

Family Size	Public Housing, Section 8, CDBG: Extremely Low 30%	Very Low 50%	Lower 80%	Median 100%	Moderate 120%	Above Moderate
1	$18,750	$31,250	$46,350	$62,500	$75,000	>$75,000
2	$21,450	$35,700	$53,000	$71,450	$85,700	>$85,700
3	$24,100	$40,200	$59,600	$80,350	$96,450	>$96,450
4	$26,800	$44,650	$66,250	$89,300	$107,150	>$107,150
5	$28,950	$48,200	$71,550	$96,450	$115,700	>$115,700
6	$31,100	$51,800	$76,850	$103,600	$124,300	>$124,300

Source: Department of Housing and Urban Development, effective March 19, 2000

- **Jobs/Housing Balance:** The relationship of the number and types of jobs in a community with the amount and affordability of housing. An appropriate balance is commonly thought to be 1.5 jobs for every 1 housing unit.

- **Low Income Households:** California Health and Safety Code Section 50079.5 provides that the low-income limits established by the U.S. Department of Housing and Urban Development (HUD) are the state limit for low-income households. HUD limits for low-income household are generally households earning 50-80% of the median household income, adjusted for family size, with some adjustment for areas with unusually high or low incomes relative to housing costs. As of April 2009, a family of four earning between $44,650 and $66,250 per year was considered low income.

- **Median Household Income:** The middle point at which half of the City's households earn more and half earn less. Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Contra Costa County. For many State and local programs, State Department of Housing and Community Development (HCD) income eligibility limits are used. HCD income limits regulations are similar to those used by HUD. In 2009, the HUD median household income for a family of four in Contra Costa County and Martinez was $89,300.

- **Moderate Income Households:** Defined by Section 50093 of the California Health and Safety Code as households earning 80-120% of the median household income. As of April 2009, a family of four earning between $66,250 and $107,150 per year was considered moderate income.

- **Persons per Household:** Average number of persons in each household.

- **Senior Housing:** Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior citizens are defined as persons at least 62 years of age.

- **Supportive Housing:** Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. This type of housing has no limit on length of stay, is occupied by the target population (such as low-income persons with disabilities and certain other disabled persons) and is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

- **Transitional Housing:** Transitional housing and transitional housing development mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for up to two years while receiving supportive services that enable independent living.

- **Very Low Income Households:** California Health and Safety Code Section 50105 provides that HUD very-low income limits are used, which are households earning less than 50% of the median household income (adjusted as described for low-income households above). As of April 2009, this would be a family of four earning less than $44,650 per year.

- **Workforce Affordable Housing:** Housing that is affordable to the workforce in the community.

Available Housing Programs and Funding

The availability of funding to create more affordable housing is a critical item for the success of the Housing Element. It is an issue echoed in the comments from the community outreach conducted as part of this update. The overview below focuses primarily on those programs implemented by the Contra Costa County Housing Authority, Contra Costa County (primarily the Redevelopment, CDBG, Housing and Finance Department), Federal Programs, State Programs, and other local programs to address housing needs in Martinez, especially the needs of extremely low, very low, and low income persons and families.

CDBG

The Community Development Block Grant (CDBG) Program is a federal program of grants to local governments, administered by the U.S. Department of Housing and Urban Development (HUD). The Housing and Community Development Act of 1974 established CDBG as a replacement for a variety of federal urban renewal, housing, and neighborhood development programs. CDBG was the first of the federal block grant programs. Both government agencies and nonprofit organizations are eligible for funding.

The County receives an annual allocation of approximately $3.5 million in CDBG funds from HUD. The purpose of the CDBG Program is to develop viable urban communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities for persons of very-low and low income. Eligible housing activities include housing rehabilitation, acquisition of existing housing, acquisition of sites for housing construction, off-site improvements needed for housing development, and fair housing services, and housing planning and predevelopment costs. While CDBG funds can support housing development by paying for property acquisition, or off-site improvements, or for pre-development expenses, CDBG funds cannot ordinarily be used directly for housing construction itself. Types of housing projects we've funded include low-cost rental and ownership housing, senior housing, group homes, housing for people with physical and mental disabilities, homeless shelters, owner-built housing, and shared housing.

Rental Assistance — Section 8

The Section 8 Program provides decent, safe and sanitary affordable rental housing for very low-income families throughout Contra Costa County. Housing is made affordable by assisting the family with a portion of the rent. A family pays approximately 30% of their monthly income for rent and Contra Costa Housing pays the remainder of the rent directly to the owner. Residents of Contra Costa County, who are families, seniors or disabled individuals who are considered very low-income, are eligible. The Housing Authority also administers the Family Self-Sufficiency Program, which is a voluntary program for Housing Choice Voucher/Section 8 participants interested in becoming independent of public assistance.

The Contra Costa Housing Authority also provides tenant-based Section 8 vouchers to County residents, including those in the City. Section 8 vouchers are provided to Housing Authorities to

distribute to eligible clients. Section 8 vouchers do not have location restrictions placed upon them as to what City they must be used. In areas where rents are high and multi-family complexes are impacted, often persons wanting to use their Section 8 vouchers cannot find landlords that will lease to them, as a result, vouchers are taken out of the community in which they were distributed. For the 94553 zip code area, which includes Martinez and Pacheco, the Housing Authority reported 376 Section 8 voucher householders. No breakdown is available by type of household.

In addition to these permanent rental housing developments, Shelter, Inc. of Contra Costa County operates Mountain View Housing, a transitional housing facility for women and children. This facility was established in 1994 and consists of an eight-bed women's dorm and six family bedrooms and offers shelter to homeless women and children. Supportive services include GED preparation, computer software training, parenting/life skills and money management classes, free health evaluations, and job training.

HOME (Home Investment Partnership Program)
The purpose of the HOME Program is to expand the supply of decent, safe, sanitary, and affordable housing for very-low and low-income households. In June of 1993, Contra Costa County as the Urban County representative and the Cities of Antioch, Concord, Pittsburg, and Walnut Creek joined together to form a Consortium for purposes of participation in the HOME program. (The City of Richmond operates an independent HOME program). HOME funds may be used for projects to acquire, rehabilitate, and construct housing for lower-income households in the Consortium area.

HOPWA (Housing Opportunities for Persons with AIDS)
The purpose of the Housing Opportunities for Persons with AIDS Program is to provide affordable housing and housing counseling and advocacy programs for low-income persons with HIV/AIDS who are either homeless or have unstable housing. The County represents all Contra Costa jurisdictions for purposes of administering the HOPWA program.

ESG (Emergency Shelter Grant)
The purpose of the Emergency Shelter Grants Program is to provide emergency shelter and related services to the County's homeless populations. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention activities. ESG funds are limited to use within the urban county area.

Shelter Plus Care
Provides rental assistance and supportive services to homeless individuals and families where the head of household has a serious mental illness (and may also have other disabilities). Shelter Plus Care participants lease privately owned apartments and pay 30% of their income towards rent. Contra Costa Housing pays the remainder of the rent up to the maximum allowed

by federal guidelines. Participants also receive intensive support from caseworkers and from a coalition of community-based service providers to assist them in remaining successfully housed.

Residential Rehabilitation Loans

Residential Rehabilitation Loans provide low-interest property improvement loans and technical assistance to qualified low income homeowners to make basic repairs and improvements, correct substandard conditions, and eliminate health and safety hazards. The funding comes from the HUD, CDBG and HOME programs. The maximum loan amount is $50,000. In cases of financial hardship, no monthly payments are required and repayment of the loan is deferred, either for a specified period or until the property is sold or title to the property is transferred (interest accrues at 6% per year, simple interest).

To be eligible for the Residential Rehabilitation Loan Program, a person must be the legal owner of the property in need of repair, reside in the property as their principal residence, and be within the income limits for very low income. The number of applicants from Martinez has averaged about 4 to 5 loans per year. Countywide, the program does 40 loans per year for the urban county area (as well as El Cerrito, Pinole, Hercules, San Ramon, Bay Point, Crockett, El Sobrante, Rodeo, San Pablo, plus unicorporated areas of those cities). Mobilehomes are now eligible for loans and the number of mobilehome loans is growing, and is now about 10 loans per year (in addition to the 40 loans made for standard housing).

According to Contra Costa County, Residential Rehabilitation Loan funding is available, but since last year many people have lost equity in their home and fewer people qualify. Loans cannot be made against property without equity. There is also a Weatherization Program administered by the County's Building Inspection Department that covers weatherizing, water heaters, furnaces, etc. It is based on income, is available for homeowners and renters, and serves more lower income persons than the Residential Rehabilitation Loan program.

Multi-Family Mortgage Revenue Bonds

The Program is designed to increase the supply of rental housing in Contra Costa County. This is particularly important given the demand for rental housing in the County, the limited number of new affordable apartment construction in the last decade, and prices of single family homes. By providing tax-exempt multifamily housing financing, the County can provide housing opportunities to match the County's economic growth and provide affordable rental units for very low income families and elderly tenants. This is especially important at a time when federal housing subsidies have been drastically reduced. Under the Program, at least 20% of all units will be reserved for eligible very low income persons.

Mortgage Credit Certificates

The Mortgage Credit Certificate Program, authorized by Congress in the Tax Reform Act of 1984, provides financial assistance to "First time homebuyers" for the purchase of new or existing single-family home. In 1985, the State adopted legislation authorizing local agencies,

such as Contra Costa County, to make Mortgage Credit Certificates (MCCs) available in California. Contra Costa County MCC authority can be used in all cities as well as the unincorporated areas of the County. The Contra Costa County Community Development Department administers the program.

Building Equity and Growth in Neighborhoods (BEGIN) Program
The BEGIN Program is a homeownership program providing grants to local governments that reduce regulatory constraints to housing. Grants are provided for down payment assistance to low- and moderate-income first-time homebuyers. Points are granted for jurisdictions with an adopted Housing Element found in substantial compliance with State Housing Element law.

Infill Incentive Grant (IIG) Program
The IIG Program provides funds for infrastructure improvements necessary to facilitate new infill housing development. To be eligible for funding, projects must be located in a locality which has an adopted Housing Element that has been found by HCD to be in substantial compliance as of the due date for applications pursuant to the Notice of Funding Availability (NOFA).

Infrastructure State Revolving Fund (ISRF) Program — California Infrastructure and Economic Development Bank (I-Bank)
The ISRF Program provides low-cost financing to public agencies for a wide variety of infrastructure projects. Eligible project categories include city streets, county highways, State highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational facilities, port facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment and distribution, defense conversion, public safety facilities, and power and communications facilities. Points will be granted for jurisdictions or applicants located within a jurisdiction with an HCD-approved Housing Element.

Housing Enabled by Local Partnerships (HELP) Program, California Housing Finance Agency
The HELP Program and the Residential Development Loan Program (RDLP) offer reduced rate loans to local government entities for locally determined affordable housing activities and priorities (acquisition, construction, rehabilitation, single-family homeownership, or preservation of multifamily and special needs units). Proposals must include documented housing plans that demonstrate that the proposed housing activity described in the application has been identified as a local housing priority. Eligible documented housing plans include the Housing Elements, consolidated plans, redevelopment plans, or other general housing plans that the locality's governing board has ratified. Applications must also include evidence that a plan has been approved.

Local Housing Trust Funds (LHTF)
State funding of $32.5 million is available to assist existing and new Local Housing Trust Funds (LHTFs). The State will provide grants (matching funds) to LHTFs. Approved activities include development of affordable multifamily rental and ownership housing and emergency shelters. Eligible expenses are loans for payment of predevelopment expenses, acquisition, construction, and rehabilitation of eligible projects, as well as down payment assistance. There must be 55-year affordability controls. New Local Housing Trust Funds that are in a county with a population of less than 425,000 persons will be given priority for receiving funding during each of the Notice of Funding Availability (NOFA) rounds. Housing Element certification is not applicable.

Single Family Home Program
Provides reduced interest, tax-exempt bonds to finance affordable housing projects, both rental and homeownership. The Single Family Home Program must be consistent with the adopted Housing Element for the jurisdiction in which the program is to be operated.

Statewide Park Act (Proposition 84 Funds)
In 2007, the California legislature directed $386 million from Proposition 84's funding to neighborhood and regional parks and trails in underserved communities. The Statewide Park Act will award grants on a competitive basis to the most critically underserved communities across California for the creation of new parks and new recreational facilities. The creation of new parks in neighborhoods where none currently exist will be given priority. These new parks will meet the recreational, cultural, social, educational, and environmental needs of families, youth, senior citizens, and other population groups. Grants will fund acquisition and construction costs (capital outlay), and cannot pay for program and operational costs. Housing Element certification is not applicable.

Workforce Housing Reward (WFH) Program (no current funding available)
The WFH Program provides financial incentives to cities and counties that issue building permits for new housing affordable to very low- or low-income households. Grant funds can be used for a wide range of capital asset projects including parks, street/infrastructure improvements, recreational facilities, housing, neighborhood improvements, safety and community revitalization efforts. To be eligible for funding, a jurisdiction must have an adopted Housing Element that has been found in compliance by HCD by a date established in the Notice of Funding Availability (NOFA).

State Law Requirements for Housing Elements

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 is required to be updated every seven years and 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

		Number of Persons in Household							
County	Income Category	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 – SB 2: 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 State's 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 HCD. 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