



**January 25, 2023**

## **SB 343**

Senate Bill 343 mandates supplemental materials that have been received by the City Clerk's office that relate to an agenda item after the agenda packets have been distributed to the City Council and Planning Commission be available to the public.

The attached documents were received in the City Clerk's office after distribution of the January 25, 2023, City Council and Planning Commission Special Meeting agenda packet.

**Item 1**

**From:** [Tom O'Brien](#)  
**To:** [Mark Ross](#); [Brienne Zorn](#); [Debbie McKillop](#); [Jay Howard](#); [Satinder S. Malhi](#); [Michael Cass](#)  
**Subject:** Housing Element Review and Martinez RHNA numbers ...  
**Date:** Monday, January 23, 2023 3:32:16 PM

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Mayor, City Council, Planning Commissioners:

The staff report for this Wednesday's Housing Element Study Session states that. *"Based on preliminary estimates, the City's existing zoning cannot accommodate all of the City's RHNA, particularly in the affordable housing categories."* The consultant from De Novo needs to be closely questioned to defend this statement.

This cycle's RHNA is 1,345 units. The 2015-2023 Housing Element already identified capacity for 1,156 units and there hasn't been much housing built in Martinez during the intervening years. Our new General Plan raised densities in some selected areas, and major changes to California State Law have dramatically increased the *potential* for more housing under our **current** General Plan Land Use Plan and our Zoning Ordinances:

Since the last Housing Element identified the potential for 1,156 more housing units:

1> State Law has essentially eliminated Single Family Zoning. There are single family zoned residences all over the City, particularly south of Highway 4, that are large enough for ADU's or lot splits. The 2015-2023 Housing Element only looked at vacant sites and sites that were zoned for higher density than currently developed.

2> To the extent that low income housing is going to be built, it will likely be in multifamily projects. Since the last Housing Element was prepared the State has sweetened the density bonus laws for these projects. If they are built, the density will likely be higher than the GP Land Use designations, upon which the previous Housing Element was based.

3> A recently passed State Law now allows residential development by right on all commercial properties. The previous Housing Element focused on properties zoned Residential or Mixed Use.

Taking these changes into account, I find De Nova's claim about the need for zoning changes to be highly questionable.

Sincerely,

Tom O'Brien  
6608 Waverly Rd, Martinez

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Note: Although the City's website (Mayor and City Council page) has been updated to reflect the new Mayor and Council members, the "Email all Council Members" link on that page hasn't!! The link still places email addresses for Rob Schroder and Lara DeLaney's on the recipient line.

**From:** The Reverend Dr. Deborah White <[RevDeb@gracechurchmtz.org](mailto:RevDeb@gracechurchmtz.org)>

**Sent:** Wednesday, January 25, 2023 3:11 PM

**To:** Brianne Zorn <[bzorn@cityofmartinez.org](mailto:bzorn@cityofmartinez.org)>; Lauren Sugayan <[lsugayan@cityofmartinez.org](mailto:lsugayan@cityofmartinez.org)>; Michael Chandler <[mchandler@cityofmartinez.org](mailto:mchandler@cityofmartinez.org)>

**Subject:** Re: Housing Element Workshop

Hello,

I don't know if this might be helpful, but I have been reviewing the agenda packet for this evening's meeting, looking particularly at the Religious Institutions Overlay Zoning District. I previously created a powerpoint explaining why such partnerships are beneficial to everyone. I am attaching it in case you feel it would be useful in the discussion regarding that option.

Best,  
Rev. Deb

# Yes in God's Backyard

How local faith institutions and government can work together to provide thoughtful solutions to local housing shortages

# Reasons to collaborate on housing solutions in our area:

- ▶ California law **REQUIRES** cities and counties to have plans detailing how they will house all members of their populations
- ▶ When population forecasts are updated, plans are supposed to be updated to reflect those changes
- ▶ Both housing costs and population density in our area have changed radically in the last several decades
- ▶ Housing for everyone is a **JUSTICE** issue
- ▶ People who grew up in our area can no longer afford to live here
- ▶ Cities and counties can be sued for failing to meet state standards and the state can step in to make decisions for us. We want to be able to make our own decisions because we know what's best for our community.
- ▶ There are good models from other cities who have taken control of the issue and made good choices for working cooperatively with community groups to find solutions

# Worship attendance is shrinking; homelessness is growing

- ▶ Faith institutions have inadequate funds to properly maintain their property

- ▶ Nonprofit developers need sites where middle, low-income, and unhoused individuals can find homes

The solution: form partnerships between nonprofit agencies and faith institutions



This is not a new idea





# Grace Episcopal Church Martinez



“ Is not this the fast that I choose:  
to loose the bonds of injustice,  
to undo the thongs of the yoke,  
to let the oppressed go free,  
and to break every yoke?  
Is it not to share your bread with the hungry,  
and bring the homeless poor into your house;  
when you see the naked, to cover them,  
and not to hide yourself from your own kin?  
Then your light shall break forth like the dawn,  
and your healing shall spring up quickly;  
your vindicator<sup>[a]</sup> shall go before you,  
the glory of the LORD shall be your rear guard.  
Then you shall call, and the LORD will answer;  
you shall cry for help, and he will say, Here I am.”

”

Isaiah 58:6-9

# Data collected from other parishes



THISTLE FARM'S  
LOVE HEALS



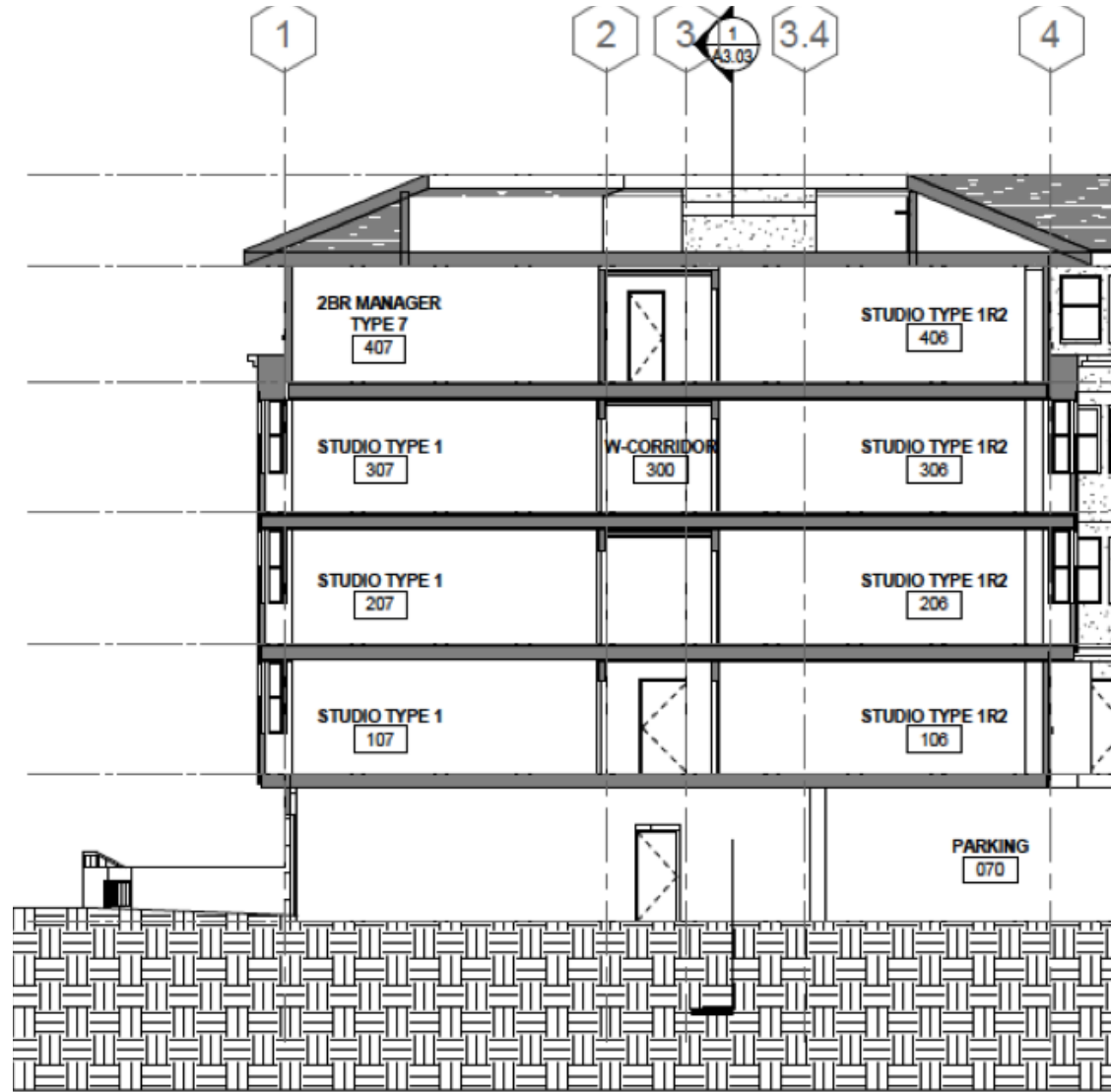
# BEST SOLUTION: MULTI-USE FACILITY

Includes:

Low-income housing

- ▶ Community room
- ▶ Rectory
- ▶ Community garden
- ▶ (Possible) offices
- ▶ (Possible) childcare

Center



2 BUILDING SECTION 2  
1/8" = 1'-0"

In case you're interested....

The Rev. Deborah White, PhD  
Grace Episcopal Church Martinez  
925-228-6574  
[www.gracechurchmtz.org](http://www.gracechurchmtz.org)



CORSAIR FLATS | Alameda



MIRAFLORES APARTMENTS | Richmond



REILLY STATION & CANYON FLATS | Fremont

- California-based non-profit established 55 years ago
- 170+ properties in 15 counties & 50 cities
- 12,000+ homes
- 22,000+ residents
- Full-Service
  - Development
  - Property Management
  - Resident Services



TENNYSON GARDENS | Hayward

# RIVERHOUSE HOTEL

75 Apartments and 7 Commercial Spaces

71 Studios and SRO's, 4 One-Bedrooms

Located at 700 Alhambra Avenue

Built in 1914, Last Renovated in 1990

Acquired by Eden in 1994





# POPULATION SERVED

## Regulatory Agreement

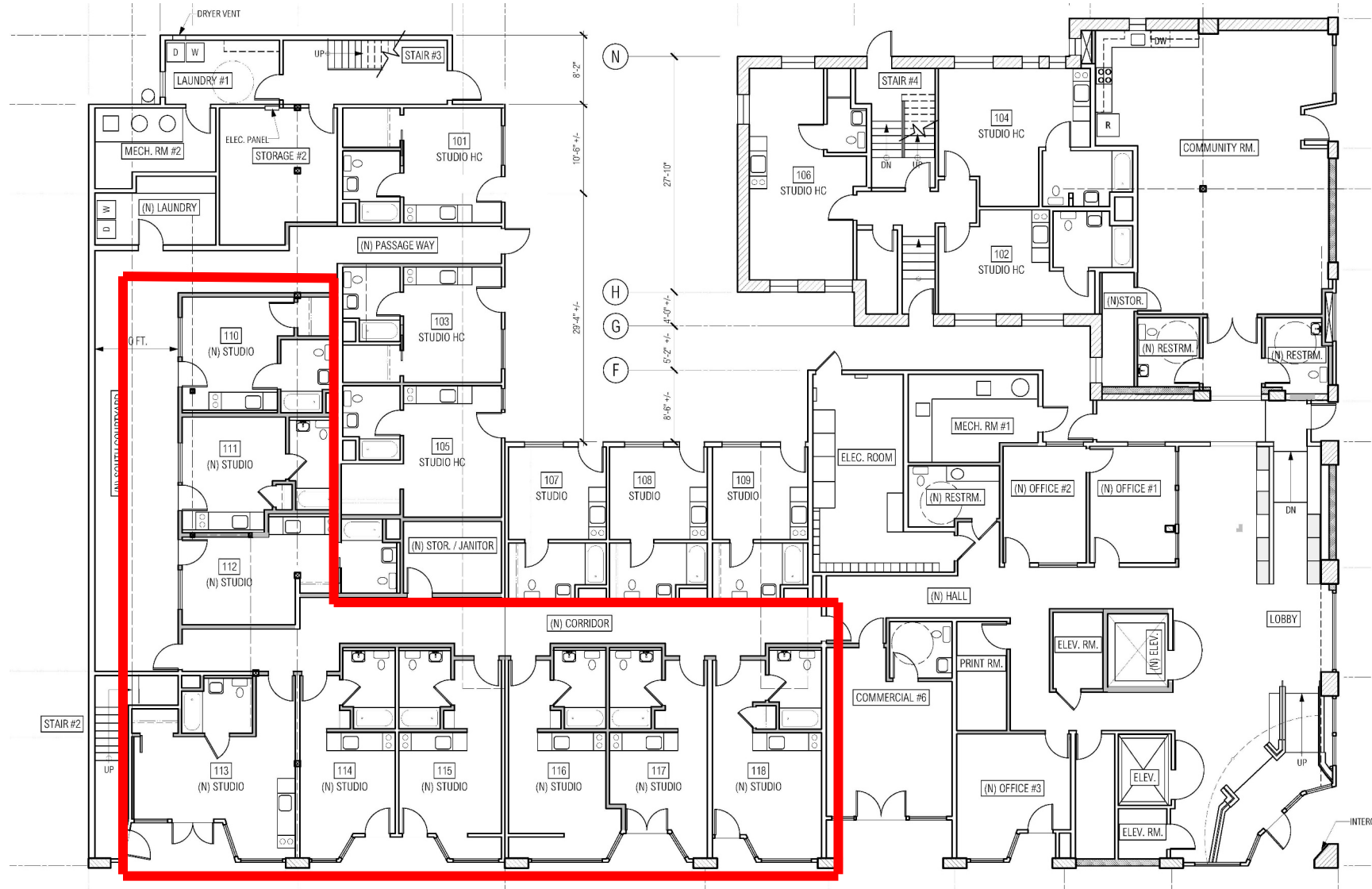
**100%** of units restricted to residents age 62+

**6** Units fully accessible to disabled residents

**55** Year compliance period, beginning in 1994.

<b>75 APARTMENTS</b>	
<b>30% AMI (37 UNITS)</b>	<b>50% AMI (37 UNITS)</b>
<b>\$30,000</b> ANNUAL INCOME	<b>\$50,000</b> ANNUAL INCOME
<b>\$448</b> MONTHLY RENT	<b>\$532</b> MONTHLY RENT

# REHAB GOALS



MAIN STREET

ALHAMBRA AVENUE



# SERVICES + MANAGEMENT



SERVICES



MANAGEMENT

NEW CONTRACT WITH EDEN  
HOUSING RESIDENT SERVICES

TWO ADDITIONAL SERVICES  
OFFICES

IMPROVED COMMUNITY SPACES

MORE CONDUCTIVE FOR  
PROVIDING ROBUST SERVICES

NO LONGER SHARE PROPERTY  
MANAGEMENT; EXCLUSIVE ON-  
SITE MANAGER

INCREASED MANAGEMENT  
BUDGET

REDUCED NEED FOR POLICE  
INTERVENTION





# City of Martinez City Council Meeting 2023-2031 Housing Element Update

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January 25, 2023



## Background

- One of seven mandatory elements of the General Plan
- Plan to meet existing and projected housing needs for all economic segments of the community
- Establishes Citywide goals, policies, programs, and objectives to guide future housing
- Requires certification by the California Department of Housing and Community Development



## Background

- Regional Housing Needs Allocation (RHNA) is the state-mandated process to identify the number of housing units, by affordability level, that each jurisdiction must accommodate in their Housing Element
- Allocation approved by ABAG on December 16, 2021

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Units	350	201	221	573	1,345



## Background

- City adopted 2035 General Plan and programmatic Environmental Impact Report (EIR) on November 2, 2022
- 2023-2031 Housing Element will be informed by the policies and programs adopted in the 2035 General Plan



## Housing Element Schedule

- Adopted Housing Element due to HCD on January 31, 2023
- Unable to meet deadline
- Builder's Remedy - City at risk for losing discretionary control over certain affordable housing applications
- Other jurisdictions struggling with statutory deadline





## Study Session

- October 12, 2022 – Joint City Council and Planning Commission
- Solicited input on:
  - Housing priorities
  - Significant unmet housing needs of the community
  - Underserved populations
  - Constraints to housing development and maintenance
  - Local knowledge regarding fair housing practices



## Community Workshop #1

- Zoom Workshop held October 20, 2022
- Live polling questions:
  - What is your relationship with the City?
  - In one word or phrase, what opportunities does the City have for the Housing Element Update?
  - In one word or phrase, what challenges does the City face for the Housing Element Update?
  - What housing types should Martinez prioritize?
  - What fair housing issues and/or obstacles are you aware of in Martinez?
  - Where do you think housing should go in Martinez?



## Survey Results

### Housing Needs and Priorities Survey

- English and Spanish
- October 18 through November 30, 2022
- 160 survey responses

### Stakeholder Survey

- Six responses
- Identified financial barriers as an impediment to housing
- Expressed need for affordable and transitional housing



## Housing Element Contents

- Housing Plan
- Review of Past Performance
- Community Profile
- Housing Constraints, Resources, and Affirmatively Furthering Fair Housing
- Adequate Sites Analysis
- Community Engagement Summary



## Adequate Sites Analysis

- Inventory of specific sites or parcels that are suitable for residential development and available for use during planning period
- Characteristics to consider:
  - Physical features (e.g., susceptibility to flooding, slope, environmental considerations)
  - Location (e.g., proximity to transit, jobs, public services)
- HCD provided guidance in identifying and analyzing the capacity of the inventory
- Currently preparing the Adequate Sites Analysis
- Preliminary estimates that existing zoning cannot accommodate all of the City's RHNA, particularly affordable housing



## Potential Prioritized Sites for Remaining Need

- Religious Institutions Overlay Zoning District
  - Alhambra Avenue Corridor
  - Affordable Housing Downtown
  - Other options?
- 
- Note: Eden Housing will present preliminary information on potentially adding nine affordable housing units to the ground floor of the Riverhouse Hotel



## Housing Plan

- Identify specific programs to improve housing availability, affordability, and support fair housing policies in the community
- Include existing or new programs
- Implement concurrent with Housing Element adoption or during 2023-2031 Housing Element cycle



## Potential Programs Concurrent with Housing Element Adoption

- Accessory Dwelling Unit Regulations
- Landscaping Requirements
- Amend MMC for Consistency with State Law for Housing-Supportive Uses
- Fee Deferral Program





## Potential Housing Plan Programs

- ADU Amnesty Program
- ADU Prototype Plans
- Fee Waiver or Fee Reduction Program
- Reduce Required Off-Street Parking
- Inclusionary Housing Ordinance
- Development Bonus Code
- Minimum Unit Size
- Frontage Improvements
- Architectural Design or Design Assistance
- Affordable Housing Concierge Program
- Study Sessions



## Fiscal Impact

- Consulting Services Agreement with De Novo for \$233,019
- Primarily offset by Senate Bill 2, Local Early Action Planning, and Regional Early Action Planning Grants



## Recommendation

Conduct a public workshop on the 2023-2031 Housing Element Update and provide feedback on the following:

1. Prioritize and identify locations to accommodate the remaining need for the adequate sites analysis
2. Identify programs to complete concurrent with the adoption of the Housing Element
3. Provide feedback on potential programs to include in the Housing Plan and identify the programs to prioritize



## Questions?