

6th Cycle Housing Element Update

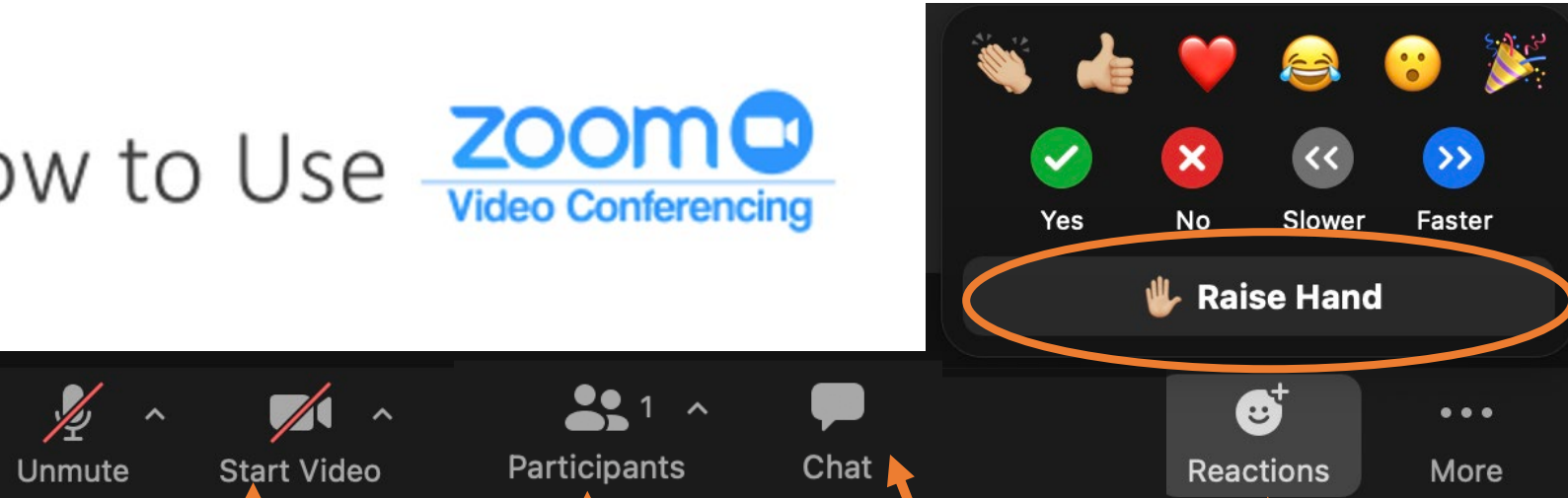
Community Workshop

October 20, 2022



Zoom Controls

How to Use 



Mute/Unmute
Please mute yourself when not speaking

Video

Participants

- See others
- Rename yourself (Name and Group/Agency Affiliation if applicable)
- Raise hand

Chat
To provide questions and or comments when chat is enabled

Reactions

- Raise hand
- Give thumbs up
- Applaud



Guide for a productive discussion

- We are happy you can join us!
- Actively participate – we need your input!
- Listen for understanding
- Share your ideas with room for others
- Be courteous and respect differences
- Have fun!





Agenda

1. Welcome and Team Introductions
2. Housing Element 101
 - Housing Element Contents
 - Affirmatively Furthering Fair Housing
 - Regional Housing Needs Allocation
3. Martinez Demographics Overview
4. How Will Martinez Meet Its Housing Needs?
5. Activities
6. Next Steps



Objectives

- Introduce the Housing Element Process
- Overview of current housing stock in Martinez
- Collect public feedback on:
 - Challenges and opportunities for housing types and specific populations
 - Potential areas for new housing developments

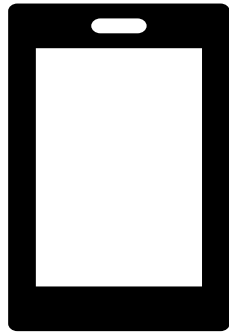
Community Introductions

Community Introductions

- In the chat, please add your name and a project or place you consider has great housing.

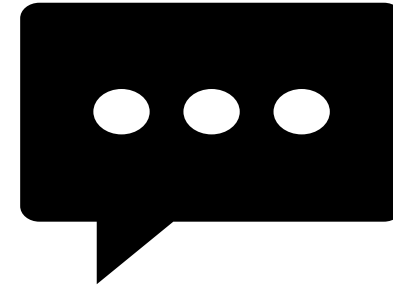


Poll Everywhere – Ways to Participate



BY SMART PHONE

Go
to pollev.com/beththompson271
on your internet browser.



BY TEXT MESSAGE

Text [beththompson271](tel:22333) to 22333 on
your mobile device.

🌐 When poll is active, respond at pollev.com/beththompson271

📱 Text **BETHTHOMPSON271** to **22333** once to join

What is your relationship with the city?

- A. I live in Martinez
- B. I live in another community
in Contra Costa County
- C. I work in Martinez
- D. I live and work in Martinez
- E. I provide services to the
Martinez community
- F. Other

Housing Element Basics



What is a Housing Element?

- In 1969, a Housing Element became required by State law, which compels all local governments to do their “fair share” of planning for adequate housing
- Each local government in California is required to update its Housing Element periodically; Martinez must update it every eight years
- The Housing Element is a required section of the City’s General Plan and analyzes housing needs of the community and constraints to housing development within Martinez.
- It lays out the City’s housing policies and identifies goals and programs that guide housing related actions



Housing Element Contents

Background Report

Housing Needs Assessment

- Analyze data on the housing needs of all residents including special needs groups
- Determine the characteristics of the housing stock; how well does existing housing meet the needs of current and future residents?

Analysis of Previous Housing Element

- Evaluate performance of policies and programs from the previous Housing Element
- Identify achievements during the previous Housing Element planning period

Housing Constraints Analysis

- Analyze potential constraints to the production of a variety of housing types, such as:
 - Zoning regulations
 - Market constraints (e.g., land cost)
 - Environmental hazards (e.g., wildfire)

Housing Resources

- Describe the resources available for the development and preservation of housing:
 - Funding for new construction
 - Funding for housing rehabilitation
 - Funding to preserve subsidies for assisted units

Sites Inventory

- Prepare an inventory of vacant and underutilized sites with residential development potential to accommodate the 6th Cycle RHNA





Special Housing Needs

- Seniors
- Persons with a disability, including developmental disability
- Large households
- Female heads of household with children present
- Farmworkers
- Homeless



Background Report

- Affirmatively Furthering Fair Housing assessment to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- Analysis must address:
 - ✓ Fair Housing Outreach and Enforcement Capacity
 - ✓ Patterns of Segregation/Integration
 - ✓ Racially and Ethnically Concentrated Areas of Poverty
 - ✓ Disparities in Access to Opportunities
 - ✓ Disproportionate Housing Needs and Displacement

AFFIRMATIVELY FURTHERING FAIR HOUSING

1

Analyze patterns and trends of disparate housing needs and disproportionate access to opportunities



Outreach Efforts

+



Assessment of Fair Housing

+



Sites Inventory

2

Identify and **Prioritize** significant contributing factors to fair housing choice

3



Establish strategic policies, goals, and actions to AFFH based on analysis contributing factors



Housing Plan

- Housing Element’s **goals, policies, and housing programs** will address the identified housing needs and constraints, as well as impediments to fair housing choice
- Housing Element must:
 1. Ensure there is adequate land to meet the housing needs
 2. Facilitate affordable and special needs housing development
 3. Provide for housing rehabilitation and preservation
 4. Mitigate government constraints on housing development
 5. Promote equal access to housing

Questions?

Guide for a productive discussion

- We are happy you can join us!
- Actively participate – we need your input!
- Listen for understanding
- Share your ideas with room for others
- Be courteous and respect differences
- Have fun!



Regional Housing Needs Allocation

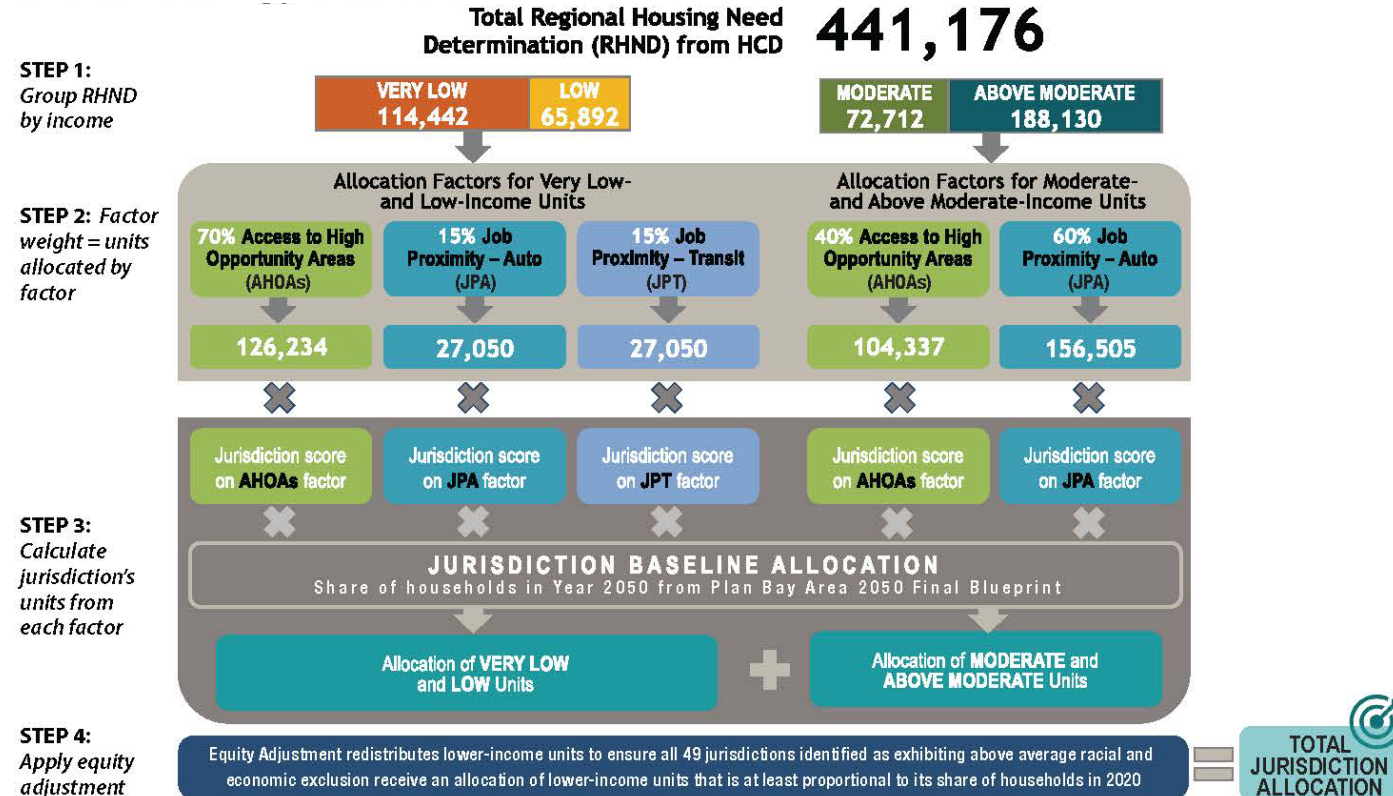


Association of Bay Area Governments

- The City of Martinez is a member of the **Association of Bay Area Governments (ABAG)**, which is the Council of Governments for the Bay Area region
- ABAG assesses and plans for regional needs, including housing, land use, and environmental protections
- ABAG develops methodology for distributing the regional housing needs to all cities and counties in the ABAG region through the Regional Housing Needs Allocation, or RHNA, process
- The **Regional Housing Needs Allocation (RHNA)** is the amount of housing each jurisdiction in California must plan for in the upcoming Housing Element cycle

ABAG's RHNA Methodology

- ABAG allocates housing targets to each jurisdiction in the region based on methodology, which considers:
 - **Access to opportunity** (high resource areas receive more units)
 - **Proximity to jobs** (by auto or transit – areas closer to job centers receive more units)
 - **Social equity** (areas identified as exhibiting above-average racial and economic exclusion receive an allocation of lower-income units that is at least proportional to its share of households)





Martinez's 6th Cycle RHNA

- Martinez's RHNA for the 2023-2031 Planning Period is 1,345 units
- Martinez must identify enough realistic sites to accommodate its RHNA, but it is not responsible for building the housing itself

Income Level	ABAG RHNA	Martinez RHNA	County Income Range (3-person household)
Very Low-Income (0-50% AMI)	114,442	350	\$0 - \$64,300
Low-Income (50-80% AMI)	65,892	201	\$64,301 - \$98,650
Moderate-Income (80-120% AMI)	72,712	221	\$98,651 - \$154,200
Above Moderate-Income (>120% AMI)	188,130	573	\$154,200 +
Total	441,176	1,345	

Housing affordability

Household Size	Annual Income and Housing Costs	Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income 80-120% AMI
One Person Household	Annual Income	\$50,000	\$76,750	\$119,950
	Monthly Housing Cost ¹	\$1,250.00	\$1,918.75	\$2,998.75
Two Person Household	Annual Income	\$57,150	\$87,700	\$137,100
	Monthly Housing Cost ¹	\$1,428.75	\$2,192.50	\$3,427.50
Three Person Household	Annual Income	\$64,300	\$98,650	\$154,200
	Monthly Housing Cost ¹	\$1,607.50	\$2,466.25	\$3,855.00
Four Person Household	Annual Income	\$71,400	\$109,600	\$171,350
	Monthly Housing Cost ¹	\$1,785.00	\$2,740.00	\$4,283.75

¹ Maximum housing costs are assumed to be a 30% of annual income. A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its income on housing. Maximum housing costs are rounded to nearest \$10.



Questions?

Guide for a productive discussion

- We are happy you can join us!
- Actively participate – we need your input!
- Listen for understanding
- Share your ideas with room for others
- Be courteous and respect differences
- Have fun!



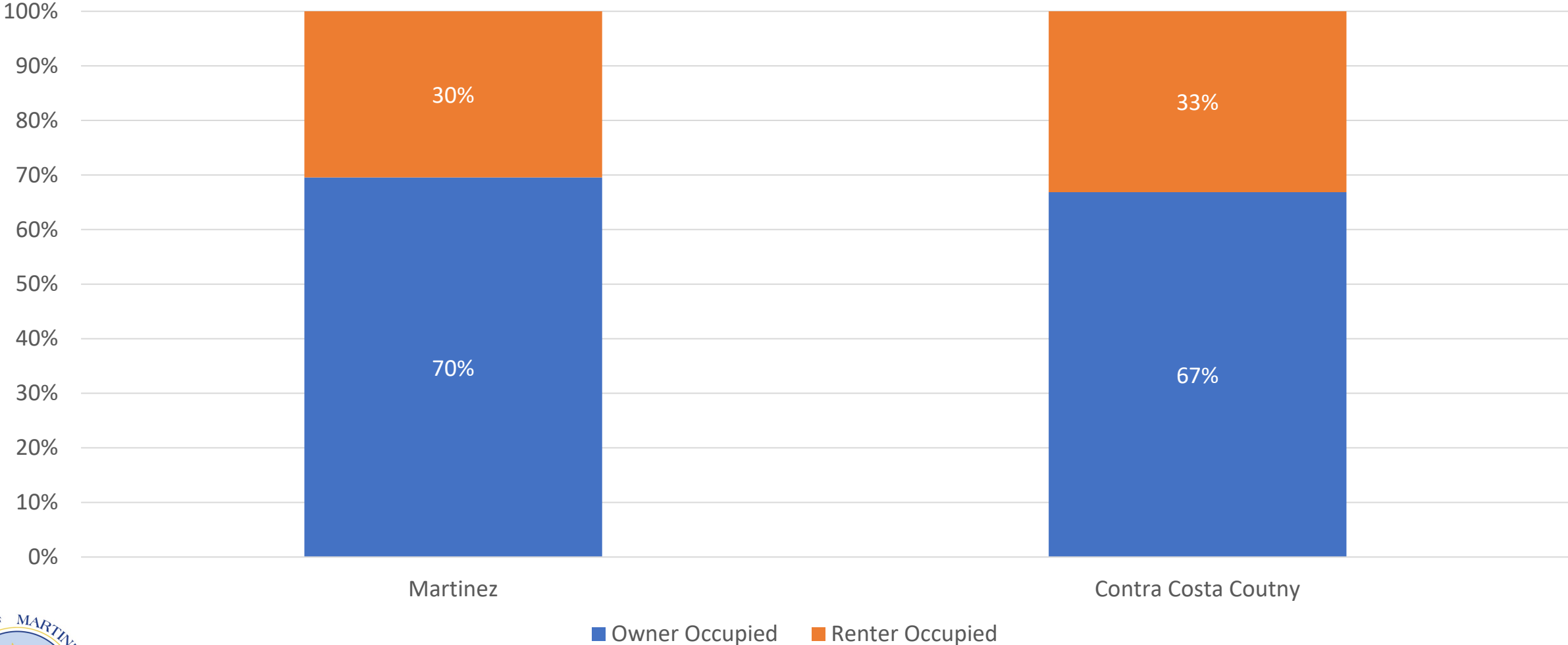
Community Profile

Socioeconomic Overview

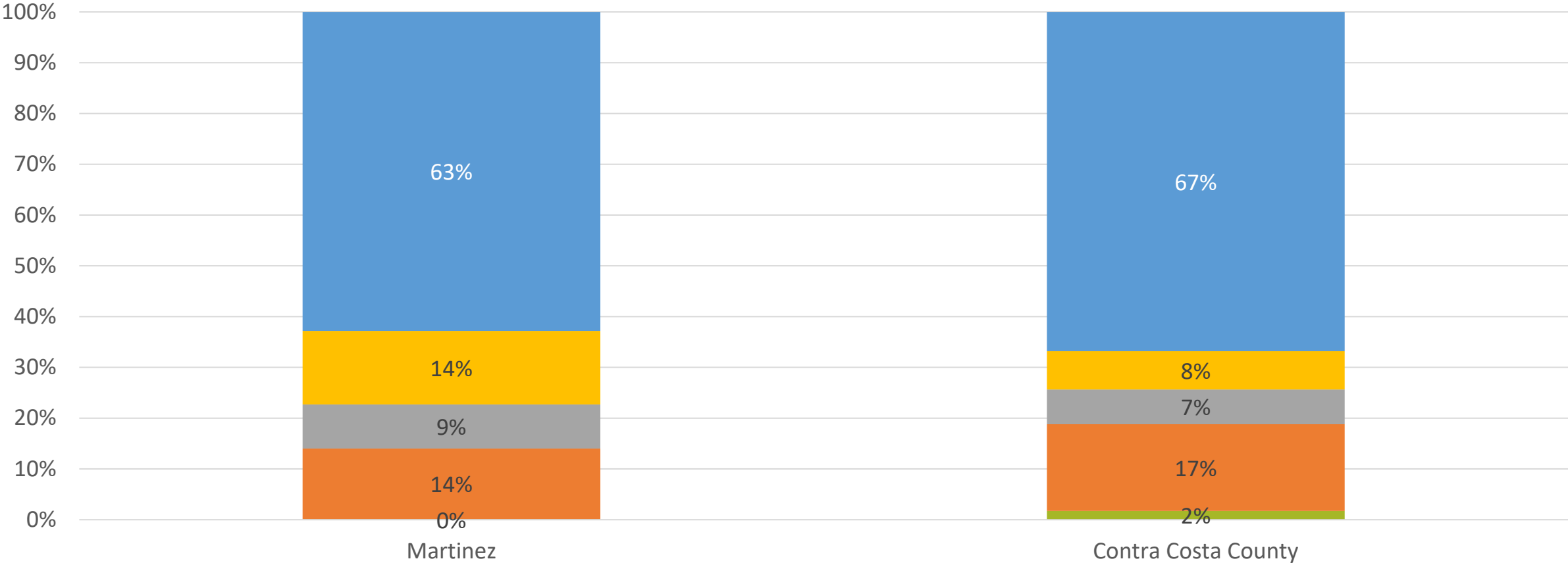
	Martinez	Contra Costa County
2022 Population	36,908	1,156,555
2022 Households	14,905	410,767
Population Growth 2010-2022	3.0%	10.3%
Household Growth 2010-2022	4.3%	9.4%
Residents (25 or older) with a College Degree	41.6%	42.4%
Seniors (65 +) as % of Population	15.2%	15.6%
Persons with a Disability as % of Population	11.2%	10.7%



2020 Tenure: Owners and Renter



2022 Housing Stock Composition



- Mobile Homes
- Multifamily Housing: Five-plus Units
- Multifamily Housing: Two to Four Units
- Single-Family Home: Attached
- Single-Family Home: Detached



Affordability

Ownership

- Home prices in Martinez have had a strong upward trend over the past decade
- In September 2022, the median sales price is estimated in the \$725,000 - \$751,000 range

Rental

- Average rents range from \$1,378 for a studio to \$3,207 for a 4-bedroom home

Vacancy

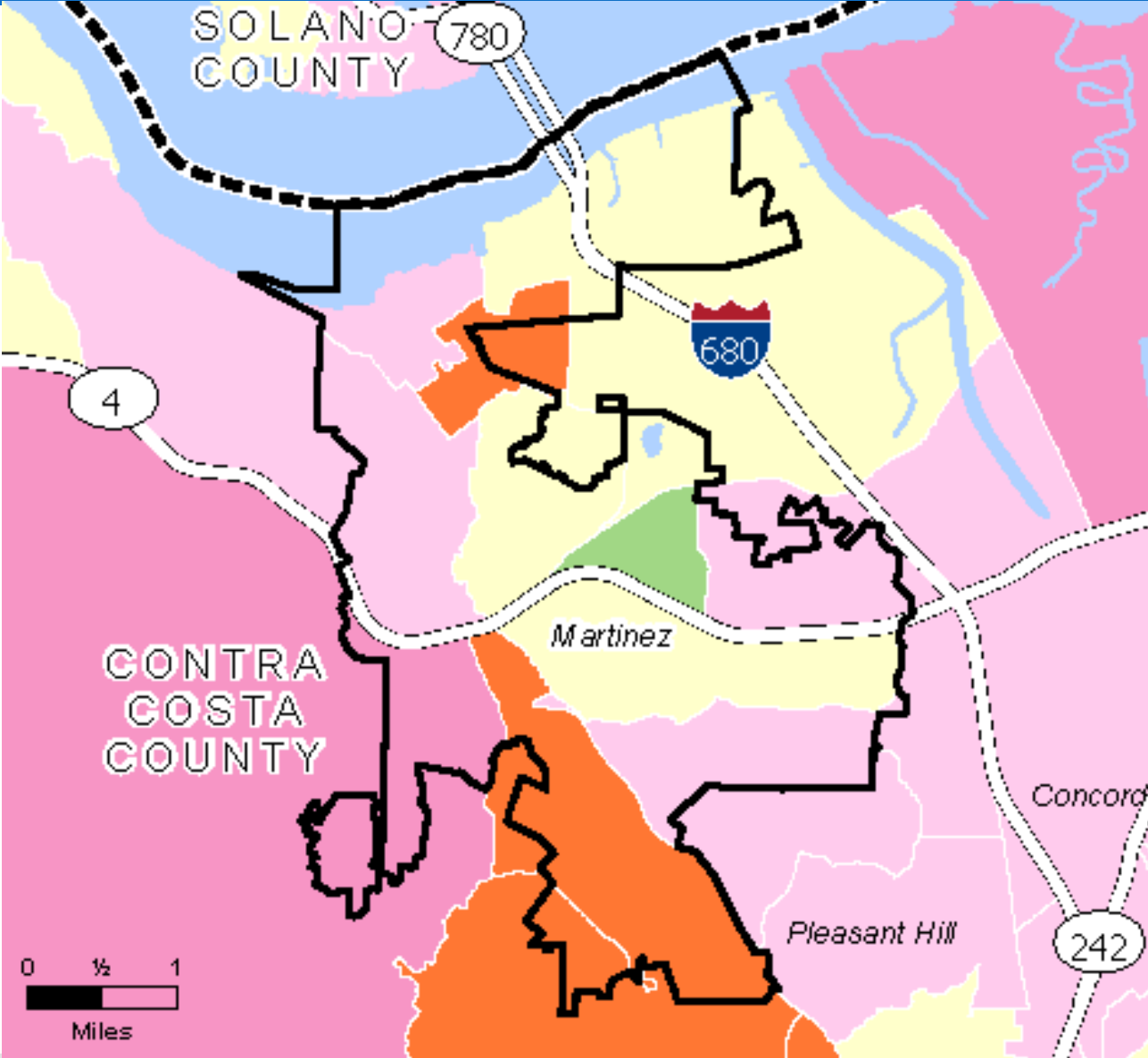
- Approximately 3.4% of homes are vacant.



Segregation/Diversity Patterns

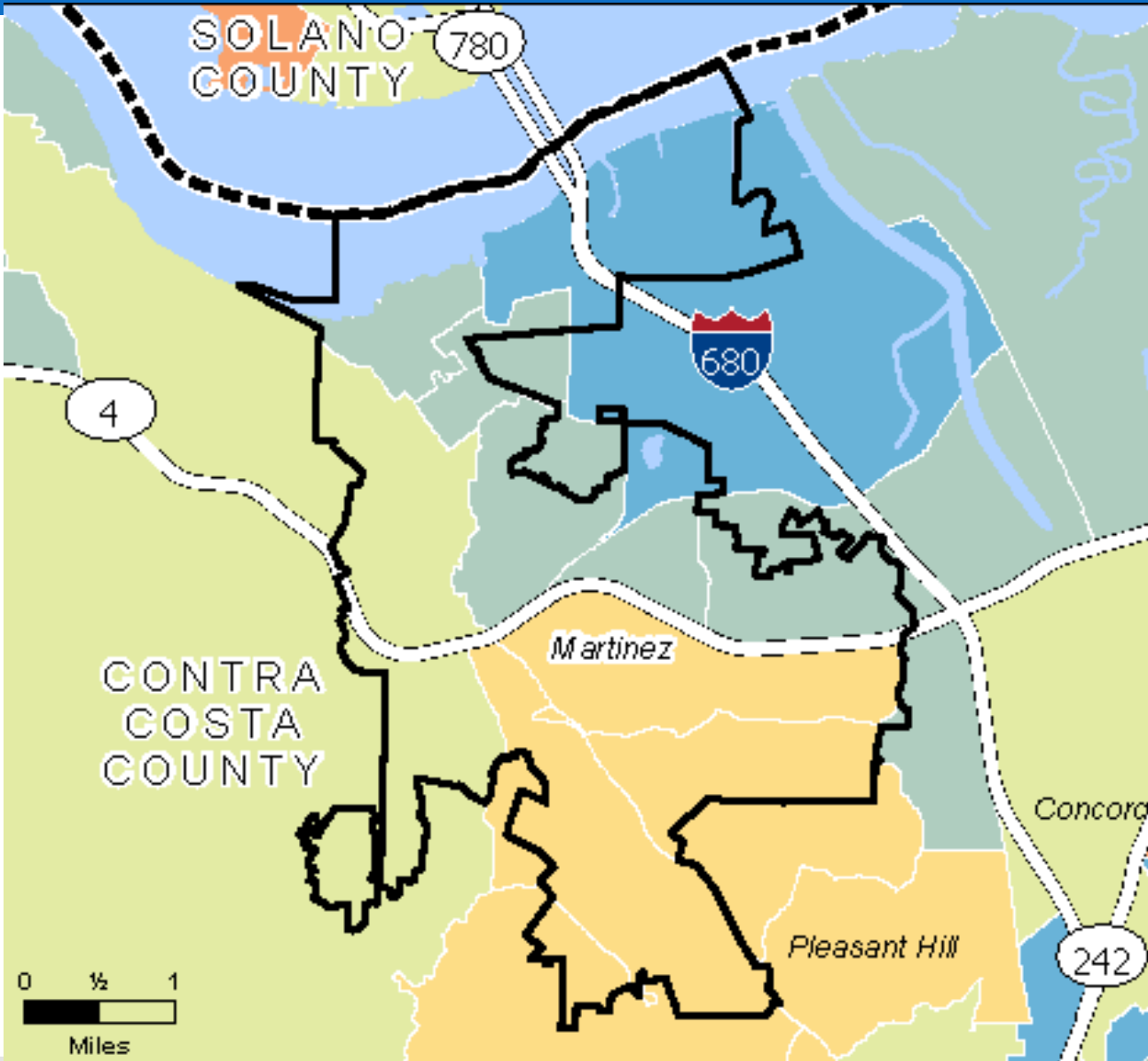
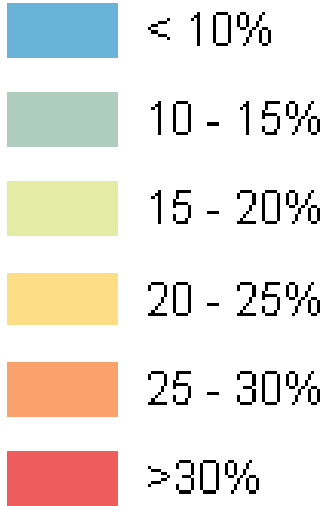
Neighborhood Concentration

- Asian-Black
- Asian-Latinx
- Asian-White
- Mostly Asian
- Black-Latinx
- Black-White
- Latinx-White
- Mostly Latinx
- Other-White
- Mostly White
- 3 Group Mixed
- 4 Group Mixed
- Diverse



Segregation/Diversity Patterns

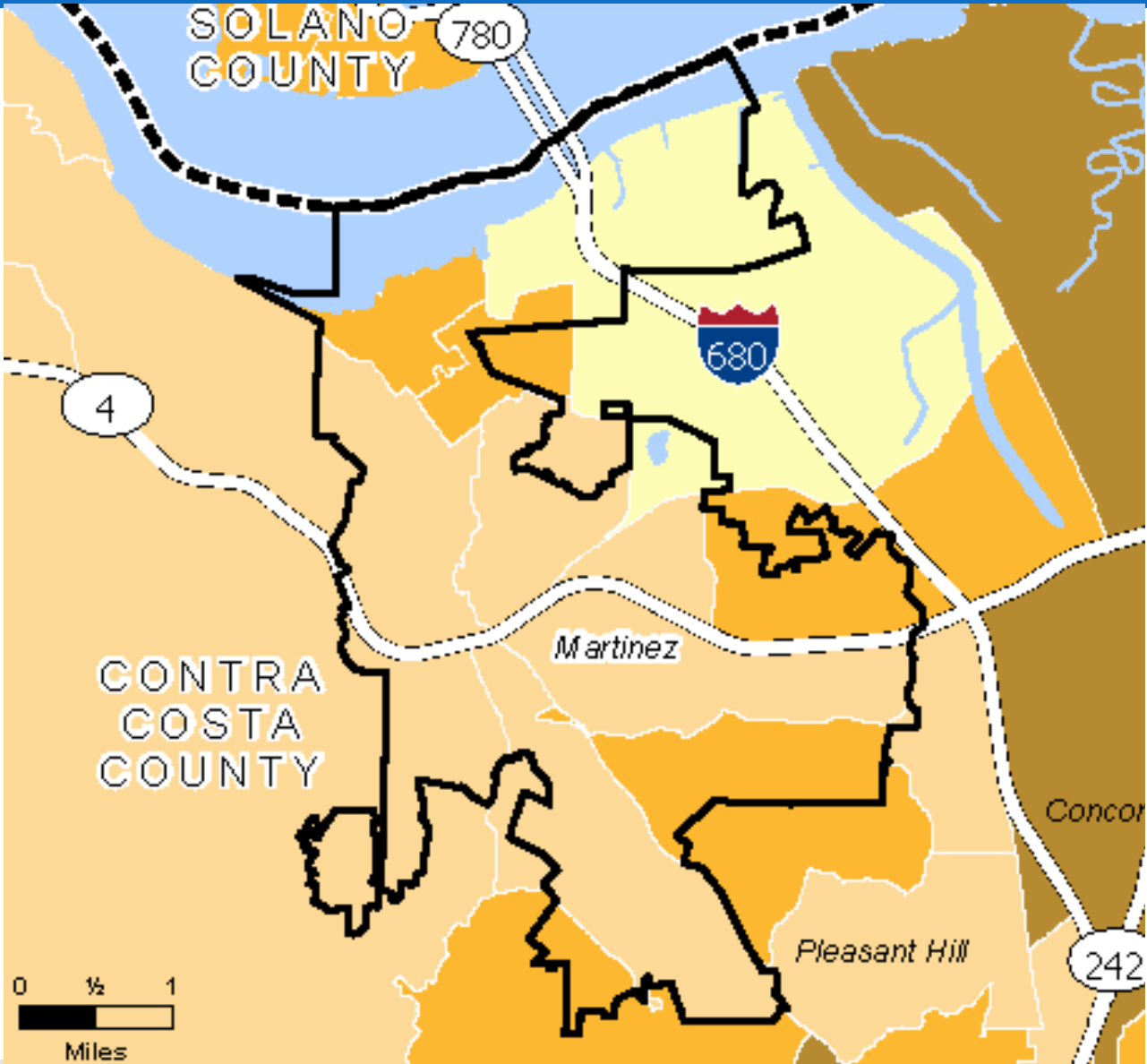
Percent of Population At or Over Age 65



Segregation/Diversity Patterns

Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30% or More of Household Income

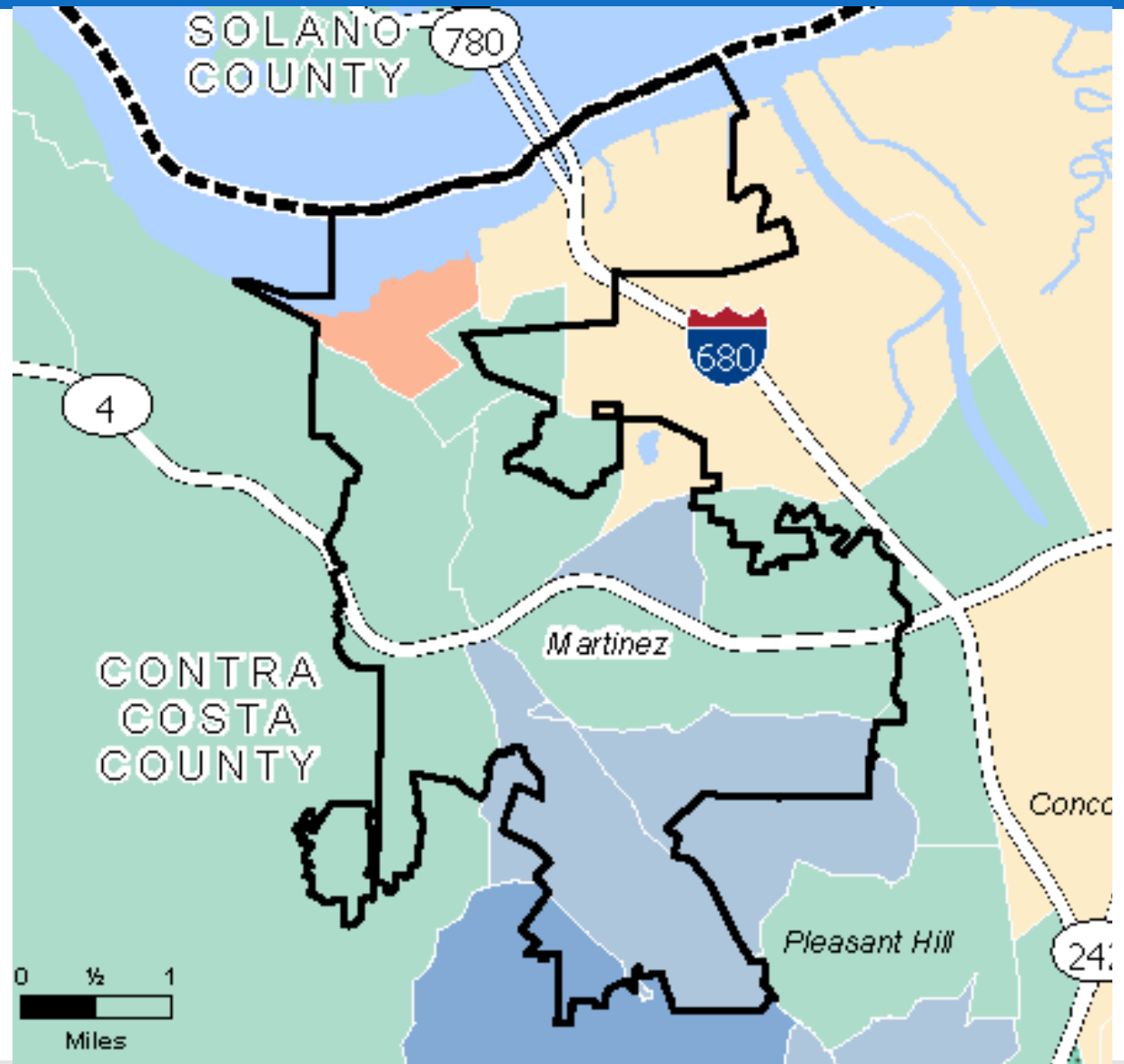
- < 20%
- 20 - 40%
- 40 - 60%
- 60 - 80%
- > 80%



Segregation/Diversity Patterns

Opportunity Areas

-  Highest Resource
-  High Resource
-  Moderate Resource (Rapidly Changing)
-  Moderate Resource
-  Low Resource
-  High Segregation and Poverty



**How is the City
Currently Addressing
Our Housing Needs?**



5^h Cycle RHNA Progress

- Martinez permitted 104 units during the 5th Cycle, with a shortfall of 364 units. No very low or low income units were permitted.
- The City's General Plan Update will be completed in 2022, increasing the City's housing capacity.

Income Level	5 th Cycle RHNA	Total Units Permitted	Remaining Units
Very Low-Income (30-50% AMI)	124	0	124
Low-Income (50-80% AMI)	72	0	72
Moderate-Income (80-120% AMI)	78	1	77
Above Moderate-Income (>120% AMI)	195	104	91
Total	469	105	364

How will Martinez Meet its Housing Needs?



Housing Element Site Inventory Guidebook

- One of the most challenging components of the housing element is the sites inventory.
- The City must demonstrate enough land, zoned at suitable densities, to accommodate the allocations.
- If the City does not have adequate sites, it must include a program to rezone adequate sites within 3 years of Housing Element adoption.
- On June 10, 2020, HCD released the “Housing Element Site Inventory Guidebook” to assist jurisdictions and interested parties with the development of the site inventory for 6th Cycle Housing Elements.



Who Builds Housing?

- The City of Martinez is not required to actually build housing
- Primarily the private market builds housing
- Public funds may be used as an incentive to adopt affordable housing “restrictions” on private development (for a period of 55 years)
- Martinez “sets the stage” for housing developers to build projects in line with the City’s General Plan (including its Housing Element), zoning ordinance, and other planning documents like Specific Plans.

Housing Types – Scale & Density

- Homes come in a variety of different scales and densities
- Different people and lifestyles are attracted to different types of housing choices
- Communities can offer a variety of housing types to meet the various needs of their residents



MISSING MIDDLE HOUSING





Pending and Approved Projects

Project	Single Family Units	Multifamily Units
Amare Apartments	0	183 (9 very low)
Bay's Edge	0	30
Brookside Assisted Living	0	0
DeNova Homes	9	0
Muir Heights	75	0
Portside Lofts	0	13
Telfer Property	60	0
Traditions at the Meadows	65	0
TOTAL	318	226

Site Suitability Criteria

Sites to be rezoned to accommodate the Very Low and Low Income RHNA must meet the following requirements:

- 0.5 - 10 acres in size
- Adequate density for affordable housing development (at least 30 units per acre)
- Have a reasonable expectation for development

1. Existing Site Condition (occupied sites require special analysis)

2. Realistic Capacity Potential (sites are not assumed to develop at maximum density)

Acceptable Site

3. Site Size and Ownership (large sites require special programs)

4. Demonstrated History of Successful Development





Accommodating the RHNA: ADUs and JADUs

Accessory dwelling units (ADUs)/junior accessory dwelling units (JADUs)

Based on ADUs/JADUs permitted between 2019 and 2021, it is anticipated that approximately 29 units of the RHNA can be accommodated by ADUs/JADUs.



RHNA Assumptions

- The General Plan EIR evaluated full buildout of the City, including the Sphere of Influence. HCD requires more conservative assumptions, particularly related to realistic capacity of a site and underutilized sites.
- Some of the underutilized sites anticipated to redevelop with more intense or different uses at buildout of the General Plan may not be realistic for the short-term development addressed by the 6th Cycle Housing Element.
- It's going to be difficult to get to 1,345 units, particularly enough land to accommodate the 551 lower income units, without re-zonings.
- State law requires cities to rezone within the first 3 years (or 1 year depending on adoption/certification timing) and also to allow "by-right" affordable projects on vacant sites from the previous 2 cycles and underutilized sites from a previous cycle.



Preliminary Inventory of Sites

	Very Low/Low	Moderate	Above Moderate
RHNA	551	221	573
Draft Preliminary Capacity based on Proposed General Plan Land Use and HCD Site Criteria	228	119	859
ADUs	0	24	25
Shortage/Surplus	-323	-78	311



- For sites that allow more than 30 units per acre, establish requirement that mixed use sites develop with a minimum amount (80% or higher) of allowed density and high density residential sites develop with 90% or higher of allowed density (109 very low/low and 40 moderate units)
- Include program to aggressively promote accessory dwelling units (ADUs) and to legalize unpermitted ADUs (20 lower income units)
- Shift some of the lower density mixed use sites to designations that allow higher densities

Sites Strategies

Questions?

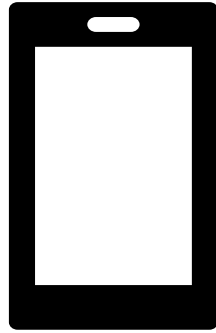
Guide for a productive discussion

- We are happy you can join us!
- Actively participate – we need your input!
- Listen for understanding
- Share your ideas with room for others
- Be courteous and respect differences
- Have fun!



Community Feedback

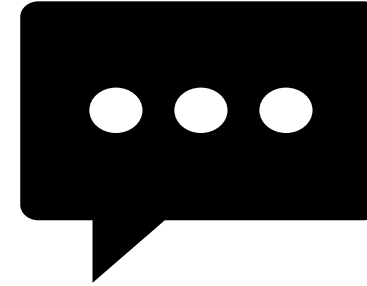
Poll Everywhere – Ways to Participate



**BY COMPUTER OR
SMART PHONE**

Go

to pollev.com/beththompson271
on your internet browser.





BY TEXT MESSAGE

Text [beththompson271](https://www.textnow.com/text/beththompson271) to 22-333
on your mobile device.





In one word, what opportunities does the City have for the Housing Element Update? Use a dash if your response is a phrase (affordable-housing).



In one word, what challenges does the City face for the Housing Element Update?

What housing types should Martinez prioritize?

Single family homes

Duplex, triplex, and fourplex

Townhomes or condominiums (ownership)

Apartments (rental)

Mixed-use housing

Accessory dwelling units

Housing for seniors

Supportive or transitional housing for the unhoused

What populations should Martinez prioritize housing for?

Seniors

Persons with a disability, including developmental

Homeless persons or at risk of homelessness

Large families (5+ people)

Single parent households

Farmworkers

First responders, teachers, and essential workers

People working in Martinez

**What fair housing issues and/or obstacles are you aware of
in Martinez?**

Where do you think housing should go in Martinez?

Questions?

Guide for a productive discussion

- We are happy you can join us!
- Actively participate – we need your input!
- Listen for understanding
- Share your ideas with room for others
- Be courteous and respect differences
- Have fun!



Community Engagement & Next Steps

Overview of Housing Element Timeline

Initiate

- Evaluate Current Element
- Develop Background Data
- Initiate Public Engagement
- Web Page Launch
- Community Workshop #1
- Online Community Survey

Summer-Fall
2022

Analyze

- Adequate Sites Analysis
- Assess Housing Needs and Opportunities
- Affirmatively Furthering Fair Housing Analysis

Fall-Winter
2022/23

Draft

- Public Review Draft Housing Element (30 days)
- Community Workshop #2
- HCD Review of Draft Housing Element (90 days)

Winter 2023

Adopt

- Revise to Address HCD Feedback
- Planning Commission & City Council Hearings
- Adopt Substantially Compliant Housing Element

Winter-Spring
2023

PUBLIC ENGAGEMENT (ONGOING)



What's Next?

- Upcoming Community Engagement Activities – Estimated Dates
 - Stakeholder Survey #1 – October/November 2022
 - Community Survey #1 – October/November 2022
 - Community Workshop #2 – Winter 2022/23
- Website: <https://www.cityofmartinez.org/departments/planning/housing-element>





Victoria Walker

Contract Planner, City of Martinez

contractplanner@cityofmartinez.org

(925) 372-3515

Thank You!