

Please Start Here

General Information	
Jurisdiction Name	Martinez
Reporting Calendar Year	2023
Contact Information	
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City	Martinez
Zipcode	94553

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Martinez	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		88
Total Units		88

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	1	13	7
Single-family Detached	1	44	64
2 to 4 units per structure	4	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	41	31	19
Mobile/Manufactured Home	0	0	0
Total	47	88	90

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	88	88
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	39
Number of Proposed Units in All Applications Received:	52
Total Housing Units Approved:	49
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	34	43
Discretionary	5	9

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	31
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Martinez
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915.6?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								9	0	0	0	0	0	0	43	52	49	0					
	162-142-003-1	4815 VENNER RD		23PLN-0004	SFD	O	9/14/2023							2	2	2		NONE	No	N/A	Approved	Discretionary	
	365-150-054	807 SAGE DR, UNIT# A		23PLN-0019/23BLD-1681	ADU	O	5/17/2023							1	1	1		NONE	No	N/A	Approved	Discretionary	
	372-315-001-1	638 HAVEN ST		23PLN-0024	ADU	O	6/2/2023							1	1	1		NONE	No	N/A	Approved	Discretionary	
	373-225-003-4	700 ALHAMBRA AVE		23PLN-0024	ADU	R	11/20/2023	9						9	9	9		NONE	No	N/A	Approved	Ministerial	
	372-391-003-4	0 GREEN ST		23PLN-0047	2 to 4	R	10/30/2023							4	4	4		NONE	No	N/A	Approved	Discretionary	
	371-171-013	2108 VALENTE CIR, UNIT# A		22PLN-0077	ADU	O	1/2/2023							1	1	1		NONE	No	N/A	Approved	Discretionary	
	161-291-028	126 WILLIAMSON DR		23BLD-0003	ADU	O	3/30/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	374-161-010	2140 PACHECO BLVD		23BLD-0111	ADU	O	3/15/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-580-047	565 WILLIAM WAY, UNIT# A		23BLD-0352	ADU	O	3/15/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-580-006	405 PINE MEADOW DR, UNIT# A		23BLD-0353	ADU	O	3/15/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-580-016	535 PINE MEADOW DR, UNIT# A		23BLD-0354	ADU	O	3/15/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-580-021	514 DEAN LN, UNIT# A		23BLD-0356	ADU	O	3/15/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	372-362-010	602 MASONIC AVE		23BLD-0375	ADU	O	3/14/2023							1	1	1		NONE	No	N/A	Pending	Ministerial	
	162-580-023	506 DEAN LN		23BLD-0556	ADU	O	4/21/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	376-310-012	4289 ALHAMBRA WAY, UNIT# A		23BLD-0644	ADU	O	6/15/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-580-061	515 JIM, UNIT# A		23BLD-0753	ADU	O	5/11/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-580-058	502 JIM LN, UNIT# A		23BLD-0754	ADU	O	5/11/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-372-008	1165 HARRIS CT		23BLD-0789	ADU	O	5/17/2023							1	1	1		NONE	No	N/A	Pending	Ministerial	
	373-193-007	714 MAIN ST, UNIT# B		23BLD-0846	ADU	O	6/12/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	366-163-014	215 FOREST WAY, UNIT# A		23BLD-0903	ADU	O	10/12/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-580-063	516 WILLIAM WAY, UNIT# A		23BLD-0916	ADU	O	6/12/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-580-065	538 WILLIAM WAY, UNIT# A		23BLD-0917	ADU	O	6/12/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	376-022-023	728 BROOKSVIEW CT, UNIT# A		22BLD-1711	ADU	O	2/28/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	155-123-028	1920 ELDERWOOD DR, UNIT# A		22BLD-1196	ADU	O	3/15/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-580-019	522 DEAN LN, UNIT# A		23BLD-0355	ADU	O	3/15/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	161-040-095	2053 MARAZZANI DR, UNIT# A		22BLD-1297	ADU	O	3/28/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	161-291-028	125 WILLIAMSON CT		23BLD-0003	ADU	O	3/30/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	370-220-002	118 C ST, UNIT# B & C		22BLD-0955	ADU	O	4/21/2023							2	2	2		NONE	No	N/A	Approved	Ministerial	
	162-580-023	506 DEAN LN, UNIT# A		23BLD-0556	ADU	O	4/21/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	366-220-012	20 OAKVIEW LN, UNIT# A		22BLD-1455	ADU	O	6/7/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	162-212-008	4804 TAYLOR CIR		23BLD-1079	ADU	O	7/20/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	373-071-003	1244 WARD ST		22BLD-1613	ADU	O	7/27/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	164-282-004	512 FRANCIS DR, UNIT# A		22BLD-1724	ADU	O	7/25/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	373-233-003	331 ESCOBAR ST, UNIT# A & B		23BLD-0346	SFA	O	8/2/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	

373-061-017	700 HUNTINGTON CT. UNIT# A	23BLD-1496	ADU	O	9/28/2023										1	1	1	NONE	No	N/A	Approved	Ministerial
161-050-002	4931 MILANO WAY. UNIT# A	23BLD-1513	ADU	O	10/26/2023										1	1	1	NONE	No	N/A	Approved	Ministerial
155-491-038	2140 WILLOW LAKE CT. UNIT# A	23BLD-1540	ADU	O	11/9/2023										1	1	1	NONE	No	N/A	Approved	Ministerial
																0						
374-154-010	1236 ULFINIAN WAY. UNIT# A	23BLD-1709	ADU	O	12/18/2023										1	1	1	NONE	No	N/A	Approved	Ministerial
																0						
372-314-001	1600 ESTUDILLO ST. UNIT #A	23BLD-1746	ADU	O	12/8/2023										1	1		NONE	No	N/A	Pending	Ministerial

Jurisdiction	Martinez	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2									3	4	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	350	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	350
Low	Deed Restricted	201	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	201
Moderate	Deed Restricted	221	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	221
Above Moderate		573	33	84	-	-	-	-	-	-	-	-	-	456
Total RHNA		1,345												
Total Units			33	84	-	-	-	-	-	-	-	-	117	1,228
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
	5 Extremely low-income Need		2									6	7	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		175	-	-	-	-	-	-	-	-	-	-	-	175

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Martinez		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Partnerships for Affordable Housing	Explore opportunities to coordinate with County representatives and developers at the regional level, and establish a network of those interested in affordable housing development. Offer Financial and Regulatory Incentives. Establish financial and regulatory incentives by July 2024 to provide private and non-profit developers for the development of affordable housing for families, seniors, and other households and housing for special needs populations.	July 2024: Development Incentive Program Ongoing	<p>The City has had several discussions with market-rate and affordable housing developers to discuss and understand development opportunities and barriers. On February 22, 2023, as a part of the Housing Element Update, the City held a stakeholder meeting with developers to discuss barriers to housing development and incorporated that feedback into the Housing Element and associated programs.</p> <p>In 2023, the City also discussed affordable housing opportunities with several developers and stakeholders, including Contra Costa County, Contra Costa Housing Authority, County elected officials, and Lippow Development Co. In November 2023, the City held informational meetings on the Community Services Overlay District and the Alhambra Avenue Overlay District, where multifamily housing, particularly affordable housing, are encouraged. Most recently, the City met with faith-based institutions, including Light of Grace Korean Presbyterian Church (November 2023), as well as Grace Episcopal Church and Christian Church Homes (December 2023), regarding the potential for affordable housing projects. The City has also discussed the possible conversion of two existing buildings into transitional housing projects.</p> <p>The City has begun researching potential development incentive programs. The City also established a formal fee deferral program for projects which include affordable units to postpone payment of certain building and impact fees until final inspection.</p>

<p>2. Affordable Housing Funding Sources</p>	<p>Adopt a legislative platform, pursue funding for affordable housing, submit or support affordable housing funding applications, and work with groups to identify opportunities to assist developers for the conveyance of affordable housing.</p>	<p>Ongoing</p>	<p>On December 20, 2023, the City Council adopted Resolution No. 157-23, approving the City's inaugural Legislative Platform. The Legislative Platform provides City staff with direction in support of or opposition to bills and other legislative actions in time-sensitive situations. The Legislative Platform identifies specific public policy priorities by topic areas, including housing. Informed by the General Legislative Principles, these priorities will guide the City's positions on relevant legislation, policies, programs, grant funding opportunities, ballot measures, mandates, and budgets.</p> <p>In 2023, the City alerted the applicant of the Riverside Hotel, Portside Lofts, and future Grace Episcopal Church projects, which will contain affordable housing units, to Contra Costa's "Measure X" funds. Measure X is a countywide tax that provides up to \$12 million annually to support affordable housing production and preservation. The City also alerted the applicant for the Portside Lofts project to the Statewide Community Infrastructure Program ("SCIP") financing program, which enables developers to pay most impact and improvement fees via a tax-exempt bond.</p> <p>The City assisted the Eden Housing, Inc. in applying for Measure X funding for the Riverhouse Hotel project by providing a letter of support to the County.</p>
<p>3A. Public Property Conversion to Housing</p>	<p>Identify and maintain a list of all surplus City-owned lands and utilize the Surplus Land Act to process to convey these properties to affordable housing developers and non-profits, and make this information easily accessible for interested parties.</p>	<p>March 2026: Declare some housing sites as surplus land</p> <p>Ongoing</p>	<p>City Staff have identified sites that are City-owned and planned to accommodate a portion of the City's RHNA within the Housing Element. Further, City Staff reached out to consultants with expertise with surplus land to understand the process.</p> <p>Housing sites listed in the Housing Element will be made available pursuant to the Surplus Lands Act within their respective timeline.</p> <p>The City will provide this list to developers and interested parties. Additional coordination with Martinez Unified School District to potentially develop workforce housing is still ongoing.</p>
<p>3B. City-Leased Property: Relocated City Corporation Yard</p>	<p>Research and identify potential new locations to relocate the City's existing corporation yard for the purpose of redevelopment of higher density residential development.</p>	<p>2027-2029</p>	<p>The City has not initiated this objective, but plans to implement by the projected timeframe.</p>

<p>4: Accessory Dwelling Units and Junior Accessory Dwelling Units</p>	<p>Update Municipal Code to allow ADUs and JADUs by right, provide technical resources related to ADUs on the City's website, develop and implement an amnesty program for unpermitted ADUs, and create downloadable ADU plans that will be available for free of charge. Conduct annual and mid-cycle review and modify programs to further incentivize ADU production.</p>	<p>December 31, 2023: Update ADU/JADU regulations and technical resources</p> <p>December 31, 2024: ADU Amnesty Program and downloadable ADU plans.</p> <p>January 31, 2026: Mid-Cycle review</p>	<p>In 2023, the City entitled 41 ADUs and JADUs, issued Building Permits for 31 ADUs, and issued Certificates of Occupancy for another 19 ADUs. The Housing Element plans to add 48 new ADUs by 2031; 16 very-low income, 13 low-income, 16 moderate-income, and three above moderate-income units. Nine of the entitled JADUs from 2023 are planned to be affordable to extremely low-income households.</p> <p>On July 19, 2023, the City Council adopted Ordinance No. 1447, which revised the City's ADU and JADU regulations to reflect State law. The City also included other streamlining incentives for ADUs, including an ADU bonus program that will allow property owners to develop additional ADUs with the development of deed-restricted ADUs. The City is also continuously monitoring changes to State Law regarding ADUs and reflecting these updates into the ADU code as necessary. The City's website has also been updated with a new webpage dedicated to ADUs and JADUs to provide resources, such as state funding opportunities and information on the permitting process. The website will be expanded and updated as new resources become available.</p> <p>The City is in the process of researching ADU Amnesty Programs and Downloadable ADU plans and anticipates implementation of the programs by end of 2025 and 2024 respectively.</p> <p>The City will review progress of ADU production as necessary and required within the Housing Element.</p>
<p>4A. Large Unit Development</p>	<p>Advise developers regarding the presence of larger families in Martinez and encourage them to evaluate the feasibility of including a higher proportion of units that are more than three bedrooms.</p>	<p>Ongoing</p>	<p>The City routinely works with housing developers to review applications and provide feedback related to unit design and composition to encourage a diverse array of unit typology. The City recently approved a triplex project (0 Green Street) that contained a mixture of two 3-bedroom units, one 2-bedroom unit, and an attached ADU.</p>
<p>5. Provide Information on Housing Programs</p>	<p>Promote availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation.</p>	<p>Ongoing</p>	<p>City staff will continue to support efforts of Countywide social service agencies in their attempts to provide housing for special needs groups. The City provides information and referrals to County agencies for those seeking assistance with housing and health and human service assistance. The City's website has also been updated with a new webpage dedicated to housing programs. Information on County programs will continue to be made available at the City's public counter and links to County agencies that are provided on the City's website.</p>

6. Housing Choice Voucher Rental Assistance	Publicize and participate in rental assistance programs, partner with the Contra Costa County Housing Authority, and encourage participation into the HCV program.	December 31, 2023: HCV Website Update Ongoing	The City will continue to maintain a webpage dedicated to housing assistance, including information related to the HCV program (https://www.cityofmartinez.org/departments/planning/housing). The City routinely promotes use of the HCV program.
7. Housing Element Outreach/Annual Reporting and Monitoring	Prepare the Annual Progress Report annually; develop a Community Outreach Program; and develop a registry of rental units, ADUs, and SB9 units.	Annually: Prepare APR December 31, 2024: Registry of Units Ongoing	<p>The City routinely monitors implementation of the Housing Element, including inventory sites, and the Annual Progress Report is reviewed and approved by the City Council, as required. The Annual Progress Report for 2023 was considered by the City Council on March 20, 2024.</p> <p>The City developed a robust community outreach program, including notification of property owners on Housing Element, Zoning Ordinance, and other planning activities through direct mailing, Citywide newsletters, e-notification, social media, strategically-located signs, and other targeted outreach methods. The City continues to notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council. The City continues to maintain a Housing Element mailing list and sends public hearing notices to all interested public and non-profit agencies and affected property owners when items arise.</p> <p>The City has been monitoring efforts from the Association of Bay Area Governments related to reporting and tracking of rental affordability for ADUs and plans to implement a registry by 2025.</p>
8. Preservation of Existing Affordable Housing	Monitor rent-restricted units at risk of conversion to market-rate units and meet with property owners to explore possible options/incentives to retain the units in the affordable housing stock	Annually	Once a registry of affordable units is created by 2025, the City will implement a program that will allow City staff to monitor the status and remaining eligibility of affordable units.

<p>9. Housing Rehabilitation and Code Enforcement</p>	<p>City will identify any areas with concentrations of housing in need of repair, including dilapidated units, as well as individual multifamily developments in need of significant repair or rehabilitation and will coordinate connecting owners of such housing with federal, state, and regional resources for housing rehabilitation.</p>	<p>Ongoing</p>	<p>The City continues to investigate complaints and track code enforcement activities on an ongoing basis. The Building Code and other regulations will continue to be used to maintain the quality of the housing stock. In 2023, the City opened 155 code enforcement cases, three of which were related to dilapidated structures/unsafe conditions.</p> <p>The City will continue to pursue available rehabilitation programs for both owner occupied and rental housing and funding for the conservation, retrofitting, and rehabilitation of viable older housing for preservation. When possible, City staff work with property owners to identify potential resources that may be available to assist them with repairs and maintenance. The City has historically been supportive of rehabilitation efforts when needed, including renovation of older structures through reinforced masonry programs.</p> <p>Further, the City initiated transitioning the tracking of code enforcement cases to Accela, which is the online program currently used by the Planning and Building Divisions, to ensure improved coordination amongst the different divisions.</p>
<p>10. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws</p>	<p>Monitor federal and state legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. The City will monitor its development processes and zoning regulations to identify and remove any housing constraints and endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.</p>	<p>December 31, 2024: Incorporate AB 2011 and SB 6 into Municipal Code</p> <p>Ongoing</p>	<p>The City is regularly advised on, reviews, and monitors state legislation that has the potential to impact housing. On December 20, 2023, the City Council adopted Resolution No. 157-23, approving the City's inaugural Legislative Platform, which is discussed under Program 2 above.</p> <p>The City continuously makes updates to the Municipal Code to reflect changes to housing laws and will incorporate AB 2011 and SB 6 by end of 2024.</p>

<p>11. Zoning Ordinance Amendments</p>	<p>Address various recent changes to State Law and create consistency with the Housing Element, including low barrier navigation centers, transitional and supportive housing, residential care facilities, streamlined and ministerial review for eligible affordable housing projects, employee housing, single-room occupancy, emergency shelters, design standards, affordability in perpetuity, manufactured housing, inclusionary housing, shared housing, group homes, land use zoning amendments, farm worker and employee housing, multifamily parking requirements Alhambra Avenue corridor, landscaping, minimum densities, short-term rentals, and building height.</p>	<p>January 1, 2026</p>	<p>The City has already taken strides to expand where navigation centers and emergency shelters may be permitted by right. On September 9, 2023, the City Council adopted Ordinance No. 1448, which expanded and clarified that navigation centers and emergency shelters are permitted by right in LI (Light Industrial) and SC (Service Commercial) zoning districts.</p> <p>Additionally, Ordinance No. 1448 incorporated new definitions for low-barrier navigation centers, supportive housing, residential care facilities, employee housing, single-room occupancy, farm worker and employee housing, family, and group care homes. Low-barrier navigation centers were added as a permitted use in the PA Professional and Administrative Office District, the CC Central Commercial District, and the NC Neighborhood Commercial District. Supportive Housing was added as a permitted use in the PA Professional and Administrative Office District, CC Central Commercial District, and the R-1.5, R-2.5, and R-3.5 Residential Districts.. Ordinance No. 1448 also simplified and clarified side setback requirements, which will increase the development potential for many residential lots. Ordinance No. 1448 also provides development standards for the R-7.0 Residential District, including lot size, lot dimensions, lot coverage, and setbacks, based on the midway point between the R-6.5 and R-7.5 zoning districts.</p> <p>On December 20, 2023, the City Council introduced Ordinance No. 1452, establishing the Alhambra Avenue Corridor Overlay District, which allows multifamily residential and mixed-use development with residential units by right and at a greater density than what would normally be allowed through the underlying zoning. The City Council also introduced Ordinance No. 1451, establishing the Community Services Overlay District, intended to streamline affordable housing development on parcels owned by existing legal faith-based institutions and community-oriented non-profits.</p>
<p>12. Downtown Specific Plan Implementation</p>	<p>Implement the programs, policies, and development standards to facilitate and encourage residential development in the downtown area.</p>	<p>Ongoing</p>	<p>The City continues to rely on the Downtown Specific Plan’s applicable policies and programs for projects. In 2023, the City approved nine affordable units (Riverhouse Hotel project, located at 700 Alhambra Avenue) and one four-unit multifamily project, located on the vacant lot at the southwest corner of Green Street and Estudillo Street. The City has also received several inquiries about potential development in the Downtown and anticipates several multi-family projects to come forward during the Housing Element cycle.</p>

<p>13. Adequate Sites for Lower-Income Households</p>	<p>Rezone to establish adequate housing sites to accommodate the RHNA of 1,345 units, including 350 very low-, 201 low-, 221 moderate-, and 573 above moderate-income units and allow developments by right when 20 percent or more of the units are affordable to lower-income households identified in the Housing Element.</p>	<p>January 31, 2024: Update Zoning Ordinance to include Residential Use By Right and other housing programs</p> <p>December 31, 2024: Establish inclusionary housing into Municipal Code</p>	<p>On December 20, 2023, the City Council introduced Ordinance No. 1452, establishing the Alhambra Avenue Corridor Overlay District, which allows multifamily residential and mixed-use development with residential units by right and at a greater density than what would normally be allowed through zoning. The City Council also introduced Ordinance No. 1451, establishing the Community Services Overlay District that is intended to help streamline affordable housing development on parcels owned by existing legal faith-based institutions and community-oriented non-profits.</p> <p>Further, the City will update the Zoning Ordinance in 2024 to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households for: 1) lower-income sites that are vacant and have been included in the inventory from two or more consecutive planning periods; and 2) lower-income sites that are underutilized and have been included in the inventory from a prior planning period consistent with the requirements of Government Code Section 65583.2.</p> <p>The City is working on developing an inclusionary housing ordinance and expects it to be adopted by the end of 2025.</p>
<p>14. Governmental Transparency</p>	<p>Provide planning and financial documents through the City's website to provide transparency.</p>	<p>July 1, 2023</p>	<p>The City makes the General Plan, Zoning Ordinance, planning applications, and fee schedules accessible via the City's website. Any other information can be made available by staff at the request of the public. The City also provides regular and transparent updates regarding the City's current and historical budgets and financial reports annually during City Council public meetings. The most recent budget report was presented to the City Council on December 11, 2023.</p>
<p>15. Access to Opportunities, Density Bonus, and Incentives</p>	<p>Review and update the Zoning Ordinance to reflect current State density bonus provisions.</p>	<p>December 31, 2024: Reflect density bonus provisions</p> <p>December 2026: Development bonus code</p>	<p>The City will continue to support utilization of State Density Bonus provisions as a means of encouraging development of affordable housing. The City is currently working to implement revisions to the State Density Bonus Provisions into the Zoning Ordinance and anticipates this being completed by the end of 2024.</p> <p>The City has begun researching potential development incentive programs, and plans to bring forward a development bonus program by the end of 2026. However, the two programs may be done concurrent with each other.</p>

<p>16. Affirmatively Further Fair Housing</p>	<p>Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing (AFFH) and address impediments identified in the Housing Element's Background Report.</p>	<p>Ongoing</p>	<p>This program includes several objectives from various programs and associated actions established in the Housing Element. These specific actions were developed to cumulatively address the AFFH goals to counteract housing disparities and issues. Each of these AFFH-related actions also includes a priority level (either High, Medium, or Low-Priority). The City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to make certain the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to meet its AFFH goals.</p> <p>AFFH-related actions and their associated priority levels include the following Housing Element programs:</p> <ol style="list-style-type: none"> 1. Partnerships for Affordable Housing (Medium) 2. Affordable Housing Funding Sources (Medium) 4. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) (High) 5. Provide Information on Housing Programs (Medium) 6. Housing Choice Voucher (HCV) Program (Medium) 8. Preservation of Existing Affordable Housing (Medium) 11. Zoning Ordinance Updates (Medium) 15. Access to Opportunities, Density Bonuses, and Incentives (High) 19. Fair Housing Services (High) <p>The status of these programs is provided in their respective Status summaries in Table D of this APR.</p> <p>In addition to Housing Element programs as AFFH-related actions, the City is also including an action titled "Prioritize capital improvement projects and public investment in lower- and moderate-resource areas", which is intended to create opportunities for livability improvements for all residents without increasing</p>
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<p>17. Coordinate with State, Regional, and Contra Costa County Agencies on Housing, Transportation, and Climate Change</p>	<p>With other jurisdictions in Contra Costa County and support the Association of Bay Area Governments (ABAG) programs to develop a regional program for achieving a balance between housing and jobs. Update the City's General Plan, Specific Plans, and Zoning Ordinance consistent with regional and State law requirements in a timely manner.</p>	<p>Ongoing</p>	<p>The City is closely involved in the Contra Costa County Collaborative and working with both local and regional agencies in support of regional-planning efforts. The City continues to make necessary updates to the General Plan and Zoning Ordinance to reflect legislation on a continuous basis.</p> <p>The City works with Republic Services to perform school site waste audits on a twice-yearly basis.</p> <p>The City will continue to meet with other jurisdictions in Contra Costa County, including participation in Contra Costa Transportation Authority bi-annual reporting, and support ABAG/MTC programs to develop a regional program for achieving a balance between housing and jobs.</p> <p>The City also participates in the Northern Waterfront Economic Development Initiative, which is a regional cluster-based economic strategy with a goal of creating 18,000 new jobs by 2035.</p> <p>In 2023, the City also initiated a citywide retail commercial study and analysis to determine the types of businesses that are within the city, and document the types of businesses that could potentially thrive. City staff are utilizing this analysis as strategic tools in outlining the City's retail attraction efforts for 2024.</p> <p>The City also works directly with local organizations, including the Martinez Chamber of Commerce and Downtown & Co. to provide technical assistance and support for local businesses help retain and create new job opportunities. The City has also been directly involved in working with local businesses, including EUV Tech and Market & Main, to retain and expand operations.</p>
<p>18. Coordinate with Housing Support Service Agencies</p>	<p>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 and local service providers for those seeking health and human services assistance.</p>	<p>Ongoing</p>	<p>The City continues to participate in the Contra Costa Continuum of Care (ESG funds) and Urban County/HOME Consortium, to make certain services are made available in Martinez. City staff will continue to support efforts of Countywide social service agencies in their attempts to provide housing for special needs groups. The City provides information and referrals to County agencies for those seeking health and human service assistance. Information on County programs will continue to be made available at the City's public counter and links to County agencies that are provided on the City's website.</p>

19. Fair Housing Services	Educate selected staff 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 at public counters. Establish a specific process for addressing fair housing complaints.	December 31, 2023: Fair housing complaints Ongoing	The City continues to investigate complaints and track code enforcement activities on an ongoing basis. The City has established a process for referring individuals to the City's fair housing services provider. Selected Code Enforcement and Building Division staff are familiar with the Federal Fair Housing Act of 1968 and 42 U.S. Code Chapter 45 – Fair Housing. The City is in the process of updating its website with additional Fair Housing resources for our residents.
20. Affordable Housing Resources for Renters and Owners	Develop a program that connects targeted very low- and low-income residents and employees with access to new housing opportunities. The program will also identify available local and regional resources for homeownership and housing rehabilitation opportunities to make certain the community is aware of these resources.	June 2024	The City continues to participate in the Contra Costa Continuum of Care (ESG funds) and Urban County/HOME Consortium, to make certain services are made available in Martinez. City staff will continue to support efforts of Countywide social service agencies in their attempts to provide housing for very low- and low-income residents and employees. The City provides information and referrals to County agencies for those seeking housing assistance. Information on County programs will continue to be made available at the City's public counter and links to County agencies and programs that are provided on the City's website.
21. Monitor Residential Capacity (No Net Less)	Monitor the consumption of residential acreage (i.e., land identified with residential development potential), and review proposed General Plan amendments, Zoning Ordinance amendments, and development projects to ensure an adequate inventory is available to meet the City's 2023-2031 RHNA obligations.	Ongoing	The City will continuously review projects against the residential sites inventory established by the Housing Element to determine if said projects will be consistent with no net loss requirements. Once the Housing Element is certified by HCD, the City plans to integrate the Sites Inventory data into the City's GIS program for improvement monitoring.
22. Replacement Housing	Identify need for replacement of housing units and require replacement, if necessary, on an ongoing basis for all project applications.	Ongoing	The City will review all development projects that require demolition of residential dwelling units consistency with no net loss requirements. The City has not had requests for conversion of housing to other uses in 2023. The City will continue to discourage the conversion of 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. No demolition permits were issued for residential development in 2023.

<p>23. Universal Design and Accessibility</p>	<p>Provide information on universal design and visitability principles to residential development applicants. Update the Zoning Ordinance by December 31, 2024 to include objective visitability standards for new residential construction (single-family and multifamily development) and multifamily remodels.</p>	<p>December 31, 2024: Universal Design standards</p> <p>Ongoing</p>	<p>The City is currently drafting Universal Design and Accessibility regulations that would be applicable to residential development projects. These new regulations are expected to be adopted by mid-2024. Staff will advise applicants of these standards.</p>
<p>24. Reasonable Accommodation Procedures</p>	<p>Provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to provide equal access to housing.</p>	<p>December 31, 2023: Reasonable Accommodation</p> <p>Ongoing</p>	<p>The City has an established procedure for Reasonable Accommodation that was enacted in 2014 and will continue to be implemented.</p>
<p>25. Homeless Continuum of Care</p>	<p>Fund operations of permanent homeless shelters in central Contra Costa County; continue the partnership with the Contra Costa County Department of Health, Housing, and Homeless Services; Support a “Housing First” policy that promotes long-term housing solutions for homeless individuals and families in Contra Costa County; and Designate an emergency shelter, transitional housing, and community care facility provider contact person with the community to review questions or comments from the neighborhood</p>	<p>Ongoing</p>	<p>The City has partnered with the Coordinated Outreach Referral, Engagement ("CORE") program, which services as an entry point into Contra Costa County's coordinated entry system for unsheltered persons. The CORE program is the City's primary contact for issues related to unhoused individuals. The CORE Team also provides quarterly updates at City Council meetings to inform the Council and general public about the results of their work and answer questions. In 2023, the City expanded its services agreement to increase CORE services from part-time to full-time with one dedicated service provider for the City of Martinez.</p> <p>In conjunction with the Zoning Code update, the City will identify emergency housing needs and locations as part of the City's disaster preparedness planning.</p>
<p>26. Ongoing Community Education and Outreach</p>	<p>Promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation.</p>	<p>December 31, 2024: Provide information on available housing programs and other social services</p> <p>Ongoing</p>	<p>The City has made several updates to our website and public counter, including additions of Housing Choice Voucher program and ADU/JADU programs. The City is working towards including new web pages dedicated to job-training programs and other resources for homeowners and renters.</p>

<p>27. Green Building Program</p>	<p>Provide outreach and education to developers, architects, and residents on an ongoing basis to provide information on how to incorporate sustainability in project design, as well as in existing structures.</p>	<p>Ongoing</p>	<p>The City maintains a customized green building checklists and informational brochures are provided by the City to facilitate compliance with Green Building Standards. City energy codes will continue to be utilized as part of the standard plan check process for issuance of building permits. Additionally, the City will continue to encourage the use of sustainable practices and improvements, including enforcement of the City's natural gas ban for new residential construction projects.</p>
<p>28. Energy Conservation Initiatives</p>	<p>Implement energy-efficient standards for new construction and rehabilitation projects and continue to implement the City's 2009 Climate Action Plan and update as appropriate.</p>	<p>Ongoing</p>	<p>Information regarding the City's energy-efficiency standards are provided by the City on its website and at the permit counter. Additionally, the City will continue to encourage energy conservation improvements and promote energy conservation programs through rehabilitation loan programs, as available, and the distribution of information on energy conservation improvements.</p> <p>In 2023, the City applied for and received a grant to implement the SolarApp+ program, which will streamline the City's review of solar-related projects.</p> <p>The City also continues to implement its Climate Action Plan ("CAP"). Notable accomplishments from 2023 include recertification of City Hall and Police Department as a Green Business; increased participation in the Cleaner Contra Costa Challenge; installation of new electric vehicle ("EV") charging stations at City Hall; issuance of 425 permits for solar and EV charging stations; and continued outreach with residents and business about waste reduction, recycling, and composting.</p>
<p>29. Planning for Water Resources</p>	<p>Coordinate with the Contra Costa Water District (CCWD) to make certain the Urban Water Management Plan is updated to address the housing allocations for its jurisdiction and long-term growth anticipated by Plan Bay Area 2050 or successor document.</p>	<p>2025</p>	<p>The City will continue to partner and collaborate with the CCWD once they begin their updates to the Urban Water Management Plan.</p>

Jurisdiction	Martinez	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Martinez	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenent Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes

Does the Jurisdiction have a local tenant preference policy?	No
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If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
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Notes
